



Client: Gene & Paula Lake

Merrick, NY 11566

June 12, 2005

*** Home Time = HTR-----Homeowner = H/O

Job Description: HTR will renovate the H/O's existing 1-1/2 story cape by adding a full 2nd floor with 1st floor renovation to the existing as per the H/O supplied architectural plans by Gary J. Randell, dated 03/15/05. Optional pricing will be provided for siding and roofing on existing garage, the 1st floor oak flooring being entirely replaced with new oak, a new HVAC heating AC system with new boiler.

The base price for the renovation will include the 1st floor oak except in kitchen area and rear extension. Standard vinyl siding on the entire house. 2nd floor dormer will have 1 large bathroom with shower, sink, bowl and whirlpool type tub. No laundry room on 2nd floor at this time.

Plans & Permits: All plans and permits including any revisions will be paid for by the H/O.

Demolition: HTR will provide demolition of the entire existing roof except for the garage roof which will remain (the roofing shingles will be stripped off down to the existing sheathing. The existing siding, soffit and trim work will be stripped off the existing house and garage. The interior walls will be demolished as per plans. The balance of the remaining 1st floor interior finish will be salvaged (including sheetrock, walls and ceiling etc.) except in the following areas which will be demolished:

- The existing 1st floor interior doors will be removed and replaced with new.
- The kitchen and bathroom will be torn out and replaced with new. Rear exterior kitchen wall will be removed and an appropriate header installed upset into new dormer wall.

Framing: HTR will supply and install Douglas fir #2 or better lumber for all new construction. All framing will be as per plan and NYS code including the current strapping and uplift connector codes. All plywood will be cdx fir plywood (no flake board, oriented strand board will be used.



Masonry: HTR will raise the existing single flue chimney to code.
No other masonry work is included in this proposal except for deck piers.

Roofing & Siding: HTR will supply and install new 30 year architectural roofing over 30# felt on the new roof. The entire new ridge will have a ridge vent installed. Rain and ice shield membrane will be installed to code.

HTR will supply and install horizontal vinyl siding (Pal Industries or Equal) over 1/2" insulation board over Tyvek housewrap. No window borders at this time.

Gutters and leaders, consisting of 5" seamless 0.27 gauge aluminum, will be provided at all new roofs to grade. White vinyl vented soffits with white aluminum trim capping on all exterior trim throughout, standard.

Option: Strip and re-side and re-roof existing garage.....\$6150

Electrical: HTR will provide circuits, wiring and devices (Decora) into the new 200A electrical panel for the new and existing as follows:

- All new outlets will be to code, every 12' in the new and remodeled rooms.
- 8 new 6" 150 w high hats with standard white or black baffles will be supplied and installed (locations to be selected by the H/O).
- A switch to a light including hook up of light (light supplied by H/O) will be installed in the bathroom and each new bedroom and walk-in closet.
- Also included are 4 new CO/smoke detectors on 2nd floor. 3 new cable/phone lines will be installed in 2nd floor bedrooms.
- One new light/exhaust fan combo unit will be supplied, installed and piped to the exterior in each new bath.
- HTR will provide circuits and outlets for the new kitchen as per code. HTR will provide an electrical line for the new whirlpool tub motor.
- All new lights will be supplied by the H/O and installed by HTR.
- An Underwriters certificate will be provided for all new electrical work. The existing 1st floor wiring that becomes exposed due to wall demolition will be relocated as needed.
- HTR will upgrade the existing electrical service to 200 amp. The new service will have a PVC mast with a weather head. The new panel will be a direct replacement of the existing panel.

Plumbing & Heating: HTR will provide waste, water, vent lines and tie-ins in to the existing piping for a new 2nd floor 4 piece bath. 1st floor will be direct replacement of 3 fixtures (SBO). All the fixtures including: tub, toilet, sinks, faucets, vanities, medicine cabinets, accessories (towel bars, TP holders etc.) will be supplied by the H/O and installed by HTR.

HVAC: HTR will supply and install a new 2 zone A/C unit for the 2nd floor (Rheem brand or equal) 1st floor and run 2 ducts into basement. The condenser will be installed on the exterior.



The new blower will be installed in the new attic. The new trunk line will be solid/ insulated duct and all new supply lines will be insulated flex.

Over flow lines will be piped to the gutters. Copper lines from the condensers will be run up (internally) through the walls to the unit in the attic.

A new digital programmable thermostat will be supplied and installed for both units.

Option: Provide hydrocoil for new heating system to entire house.... \$3000

Includes demo of existing convectors and patching of sheetrock. New boiler not included at this time.

Insulation & Sheetrock: HTR will supply and install new R-13 insulation in the new walls and R-30 insulation in the ceiling. All new construction and patch points will have _ sheetrock taped, spackled & ready for paint. No painting or finishing of any new surfaces is included. Wonderboard will be installed at the new tub walls.

Interior doors & Trim: HTR will supply and install new solid core raised panel masonite doors with F.J. jambs and a \$ 15 knob allowance on all new 1st & 2nd floor interior doors and a direct replacement of the existing 1st floor interior doors. Door & window trim will be 2 _” F.J. primed pine moldings. Base trim will be 3 _” colonial base.

All new closets will have a pole and shelf installed. Walk-in closets will include double pole and 4 shelves.

Windows & Exterior doors: Andersen windows as per plans will be supplied and installed by HTR. Included with the windows are any screens, grilles extension jambs, hardware etc. HTR will install a new H/O supplied front door with storm door, 1 new sliding glass doors to the rear.

Tile: HTR will provide labor and setting materials for a new tile floor in the 2nd floor 4 piece bath and 1st floor bath. The H/O will supply all new tiles, grout & saddles etc. Wall tile will be done on the 2nd floor bath up to the ceiling line in the shower area and up to 4ft on the remainder of the bath walls. HTR will provide labor to install kitchen floor tile.

H/O will provide all tiles, listellos, borders, bullnose, deco tiles, saddles, shampoo boxes etc.

Wood Floors & Stairs: HTR will supply and install 2 _” x _” thick select red oak flooring on the entire 1st floor. All new floors will be sanded smooth and will have 2 coats of polyurethane.

HTR will supply and install new attic stairs for new 2nd floor. 1st floor stairs will be modified to new configuration (\$1000 allow).



Option: HTR will demolish the rear extension flooring down to the existing sub floor and replace with new 1/2" thick by 2 1/4" select red oak strip flooring finished with 2 coats of urethane.... \$2165

Porch: New porch will be constructed by HTR as per plans. Decking will be trex and railing system and columns to be HB&G vinyl.

Debris: All debris accumulated as a result of the above mentioned work will be carted away by HTR.