

QUALITY HOME REPAIR OF LA, LLC.
(Louisiana Residential General Contractor-License #89252)
1412 SIGUR AVENUE, METAIRIE, LA 70005
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SCOPE OF WORK & CONTRACT ADDENDUM
Metairie, LA 70002

PREP/DEMOLITION:

1. Remove carpeting from three bedrooms, DR, and office, 880 s.f.
2. Remove casings from front and back foyer doors, and rear exterior door.
3. Remove and dispose of all wall paneling in the breakfast nook, living room, and foyer.
4. Remove all baseboard/shoe moldings.
5. Remove and dispose of all kitchen cabinets & countertops. (recycle to Habitat!)
6. Remove existing gas range top, range hood assembly. Dispose of dishwasher & electric oven. Move refrigerator for continued use by owners.
7. Remove vanity/sink/faucet, countertop, wall cabinets, bathtub, tile tub surround, and toilet from both bathrooms. (*one bathroom at a time from start to finish*). Do not remove Judy's tub (middle bath).
8. Remove sheetrock fur down and sheetrock wall above & below both bath vanities.
9. Demo tile floors in both bathrooms, kitchen, laundry room, breakfast nook, and foyer. 483 s.f.
10. Remove sheetrock walls and ceiling from kitchen & breakfast nook areas, 225 s.f.
11. Remove wallpaper borders from DR, office, and Judy's BR, 144 l.f. (*and from breakfast nook walls*)
12. Remove wallpaper from both bathrooms.
13. Remove & store bifold doors/jams/casings from right front BR closet, and from laundry room.
14. Remove & dispose of bifold doors from Jackie's bath entrance.
15. Remove all existing shelving in right front BR closet, Judy's closet, and Jackie's closet.
16. Remove alarm outlet plate/box in hallway wall.

CARPENTRY:

1. Install jam extensions to two interior doors, reinstall door slabs/casings.
2. Install new kitchen cabinets (chocolate glaze maple) & hardware.
3. Perform field cut & rebuild to new oven cabinet.
4. Install new casings to two interior doors.
5. Remove and re-install all interior door slabs.
6. Remove/replace with 32" RH rear exterior fiberglass door/brick mold/interior casings/knob & deadbolt.
7. Install new rear entry aluminum storm door. 32"
8. Install 5 1/4" baseboard/qtr rd shoe molding throughout all rooms.
9. Install 3 5/8" crown molding in the DR, Office, LR, & central foyer. (224 l.f.+)
10. Install 18 l.f. of bath vanity base cabinets.
11. Install blocking in LR right side wall for flat screen TV bracket. ??
12. Install four bath upper wall cabinets. (2 in each @ 18x36")
13. Install new shelving with double hanging bars in 3 bedroom closets.
14. Rework and reverse existing door going into Jackie's shower area.
15. Install microwave w/venting above gas stove top.
16. Install new refrigerator.
17. Install skirt and weatherstripping on front entry door.
18. Replace all hinges and door knobs in the house with brush nickel hardware.
19. Build plywood triangular platform for flat screen TV, install in back left corner of Breakfast nook.
20. Install adequate wall blocking for handicapped bars in both shower surrounds.

FLOORING/TILE/GLASS:

1. Install porcelain 12x24 tiles in brick pattern in kitchen & laundry room. Install 12x12 straight lay tiles in both bathrooms (including Jackie's closet). Install 12x24 tiles w/interior custom design inlay in the foyer. 483 s.f. total for all tile work.
2. Install laminate wood flooring in all rooms, except those in Item 1. 1266 s.f. plus waste factor=1392s.f.
3. Install 8 T Bar threshold transitions.

Caveat: The time and materials needed to properly prep and level the floor slab, if necessary, will be considered change order billing.

1. Install cultured marble tub surround w/built in shampoo shelves in front bathroom, 55 s.f.+.
2. Install 53 s.f. + floor tiles in front bathroom.
3. Install custom walk in curb shower/mud pan in back bathroom, 32 l.f. BN tiles, 15 s.f. shower floor tiles, 93 s.f.+ floor tiles. Install built in retractable bench seat on left wall (provide adequate blocking).
4. Install 77 s.f. + cultured marble walls with built in soap dish and corner shampoo shelves in back bathroom.
5. Install frameless glass door/partition w/chrome rail in walk in shower. 60x72
6. Install backsplash tile above kitchen countertops, 30 s.f.?

PLUMBING:

1. Install new 30" gas range top, check gas cock for Code compliance.
2. Cap off water/drain pipes in two shower surrounds and vanity locations.
3. Rough in new for new shower fixtures w/universal valve, diverter & handheld for walk in shower in back bathroom. Install fixtures.
4. Install drainage & faucet for undermount sink in back bathroom.
5. Install two new high toilets.
6. Rough in for new universal valve, tub spout, shower head, diverter & handheld in front bathroom. Install fixtures.
7. Install drain & faucet for undermount sink in front bathroom.
8. Cap off kitchen sink water and drain pipes for cabinet install.
9. Install kitchen faucet & disposal, connect drain pipes to undermount sink.
10. Install water box for refrigerator--tie into existing 1/2" copper line.
11. Install dishwasher.
12. Install new valve stops at all installed locations.
13. Install pex pipes to replace any existing galvanized pipes above slab level.

COUNTERTOPS:

1. Install 3 cm Giallo Ornamental granite, eased edging in the kitchen.
2. Install hard surface 3cm or 2cm countertops on two bath vanities w/undermount sink cuts.
3. Install three undermount sinks.

ELECTRIC: (all ceiling light fixtures stay in place)

Kitchen

1. Remove the existing light fixtures.
2. Install 6-8 recessed cans, bulbs and trim.
3. Disconnect the old oven.
4. Rewire for new oven in new location (ext wall).
5. Relocate 2- outlets in the kitchen.
6. Remove and replace the outlets and switches.
7. Install GFCI type outlets near the sink.
8. Add switches for the cans. (the owner will supply dimmers if desired)
9. Furnish a new 120 volt 20 amp. circuit / outlet for the new microwave/ hood.
10. Add a new 3-way switch for the kitchen lights.
11. Add circuitry & switch for, and install one pendant light over open wall area to left of stove top.

Breakfast Nook:

1. Install cable hookup and outlet for corner mount TV in left rear corner.
2. Remove/reinstall existing chandelier.

Dining Room:

1. Install outlet in right front corner for Curio cabinet. Add switch for this outlet on wall adjacent to foyer.

Living Room

1. Install a new outlet and cable near the entertainment center.
2. Install a new stack switch near the back door.
3. Install 4 new recess cans, bulbs and trims.

Workout Room

1. Install a new 120 volt outlet up high for TV on wall adjacent to the living room.

Right Side Bathroom

2. Remove the existing outlet and box.
3. Relocate and install new 2- gang box and new GFCI outlets.
4. Remove and replace the light fixture.
5. Remove and replace the heat / vent / light in the bathroom.
6. Jerry's room - Install the ceiling fan from MBR. IE: need to replace dome light fixture with fan box.

Back Bathroom Bathroom

1. Remove and replace the vanity light fixtures. (Remove 2 fixtures, convert wiring to one fixture.)
2. Relocate the outlet box and install a GFCI type outlet.
3. Remove and replace the heater/vent/light in the bathroom.(use the existing wires and switch.)

Jackie's MBR:

1. Remove/replace existing ceiling fan. (Harbor Breeze #0156738 Brush Nickel)

SHEETROCK:

Install ½" sheetrock as needed:

1. 160 s.f. in kitchen ceiling. Apply popcorn texture to match breakfast nook area.
2. 288 s.f. in kitchen walls.
3. 136 s.f. in breakfast nook walls.
4. 544 s.f. in LR walls.
5. 256 s.f. in foyer walls.
6. 90 s.f. in each of the bathroom vanity walls & ceilings.
7. Install small patch where outlet box removed from hall wall.
8. Match textures in all rooms where patches are installed.
9. Float bathroom walls after wall paper removal.
10. Remove popcorn texture in MBR and bathrooms only. Apply light orange peel to all new rock ceilings and those with popcorn removed.

PAINTING:

1. Prime all new sheetrock wall & ceiling surfaces.
2. Prep baseboard/shoe molding, crown molding, door casings as needed.
3. Paint two coats on all walls, ceilings, doors, trim and woodwork.
4. Caulk all windows.

MISCELLANEOUS:

1. Reglaze hall bathroom bathtub with frictional surface.
2. Supply two 30 yard dumpster rentals. Dispose of all construction debris. Recycle items as requested.
3. Supply Portapot Rental for construction period.
4. Supply POD storage for three months.
5. Provide all necessary building permits and inspections as per Code.

Room Dimensions: (House has 8' ceilings Total s.f. approx. 1800)

Foyer-10ø x 6øö (70 s.f., 34 l.f. perimeter, 25 l.f.)

Dining Room-11ø4ö x 13ø (147 s.f., 50 l.f. perimeter, 45 l.f.)

Office-12ø x 11øö (135 s.f., 48 l.f. perimeter, 45 l.f.)

Living Room-16ø x 19ø4ö (310 s.f., 55 l.f. perimeter, 49 l.f.)

Kitchen-16ø x 8øö (144 s.f.) & Breakfast Nook-8ø4ö x 8øö (81 s.f., 18 l.f.)

Laundry Room-2.5ø x 7øö (27 s.f., 13 l.f.)

Central Foyer-6ø7ö x 7øö + 2.5ø x 3øö (61 s.f., 28 l.f. perimeter, 13 l.f.)

Front Bath-8øö x 8ø (68 s.f., 9 l.f.)

Back Bathroom-9øö x 6ø (57 s.f.) & Jackieø Closet-6ø x 6ø (36 s.f., 21 l.f.)

Jerryø BR-12ø x 15ø4ö (184 s.f., 56 l.f. perimeter, 53 l.f.)

Judyø BR-12ø x 14ø7ö plus closet 6ø x 6ø4ö (213 s.f., 54 l.f. perimeter, 81 l.f.)

Jackieø BR-12ø x 16øö (201 s.f., 58 l.f. perimeter, 52 l.f.)

Storage Room-6ø x 9ø (54 s.f.)