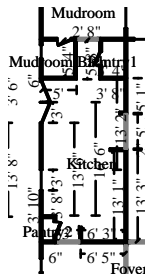


CONTINUED - Sauna

DESCRIPTION	QTY
272. Stud wall - 2" x 4" x 8' - 16" oc Wall off the opening	6.00 LF
273. Tile floor covering	26.22 SF
274. Siding - shiplap - cedar Cedar for the new wall built. Assumption is current wall covering is already cedar.	34.00 SF
275. 2" x 4" cedar - deck grade (.667 BF per LF) Framing for a bench	24.00 LF
276. Trim board - 1" x 2" - installed (cedar) Bench cover	144.00 LF
277. Interior door - clear grade pine/cedar	1.00 EA

NOTES:



Kitchen

Height: 9'

758.39 SF Walls	291.75 SF Ceiling
1050.14 SF Walls & Ceiling	291.75 SF Floor
32.42 SY Flooring	81.50 LF Floor Perimeter
92.17 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor
- Missing Wall - Goes to Floor
- Missing Wall - Goes to Floor

- 2' 8" X 6' 8"
- 3' X 6' 8"
- 5' X 6' 8"

- Opens into MUDROOM
- Opens into DINING_ROOM
- Opens into LIVING_ROOM

DESCRIPTION	QTY
278. Remove Stud wall - 2" x 4" x 8' load bearing - 16" oc Demo partial load bearing sections between kitchen and living room and between kitchen and dining room.	23.00 LF
279. Remove Stud wall - 2" x 4" x 8' - 16" oc demo small pantry framing near dining room	5.67 LF



CONTINUED - Kitchen

DESCRIPTION	QTY
280. R&R 110 volt copper wiring run, box and outlet	7.00 EA
Final framing and cabinet configuration not yet determined. We are aware there is electrical run in the wall separating the kitchen from the living room that will need to be moved or terminated. The cost of which cannot be fully determined until a final configuration is decided upon.	
281. Beam - engineered strand lumber - 5 1/4" x 11 7/8"	18.00 LF
Engineer to determine proper beam sizing after final framing configuration is determined.	
Currently estimated scope is for beam to be mounted under the ceiling joists. Beam can be recessed into the ceiling joists which would provide for continuous ceiling between kitchen and living room. Additional labor costs would be necessary to cut the joists, recess the beam and hang the joists from the new beam.	
282. Header - engineered strand lumber - 3 1/2" x 11 7/8"	6.00 LF
Header for the span separating the kitchen from the dining room. Also to be mounted below the ceiling joists.	
283. R&R Vinyl window, picture/fixed, 12-23 sf - High grade	1.00 EA
284. Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA
285. Ductwork - flexible - insulated - 6" round	14.00 LF
New duct for overhead range hood	
286. Exterior cover for ventilation duct, 5" or 6"	1.00 EA
287. HVAC Technician - per hour	1.00 HR
To change HVAC in kitchen from wall mount to floor mount.	
288. Remove Recessed light fixture - trim only	18.00 EA
289. Remove Countertop - Granite or Marble	27.00 SF
290. Remove Cabinetry - lower (base) units	13.50 LF
291. Remove Sink - double	1.00 EA
292. Remove Sink faucet - Kitchen	1.00 EA
293. 1/2" drywall - hung, taped, ready for texture	1050.14 SF
294. Texture drywall - machine	1050.14 SF
295. Mask per square foot for drywall work	51.00 SF
296. Seal the walls and ceiling w/PVA primer - one coat	1050.14 SF
297. Paint the walls and ceiling - one coat	1050.14 SF
One coat paint and primer before cabinets	
298. Oak flooring - #1 common - no finish	291.75 SF
299. Floor protection - cardboard and tape	291.75 SF
300. Custom cabinets - base units	29.50 LF
Cabinet configuration and style not yet determined. Cost will vary depending on both factors. This assumes job built paint grade cabinets with shaker style doors.	



CONTINUED - Kitchen

DESCRIPTION	QTY
301. Custom cabinets - wall units - 42" tall	26.00 LF
302. Countertop - Granite or Marble	59.00 SF
303. Sink - double	1.00 EA
304. Ceramic/porcelain tile Backsplash on exterior wall	27.00 SF
305. Add-on for tile backsplash installation	27.00 SF
306. Sink faucet - Kitchen	1.00 EA
307. Sand, stain, and finish wood floor	291.75 SF
308. Door opening (jamb & casing) - 32"to36"wide - paint grade	4.00 EA
309. Install Interior door - Colonist - slab only	1.00 EA
310. Casing - 2 1/4"	34.00 LF
311. Baseboard - 6"	22.00 LF
312. Seal & paint cabinetry - lower - inside and out	29.50 LF
313. Seal & paint cabinetry - upper - inside and out	26.00 LF
314. Mask and prep for paint - tape only (per LF)	107.00 LF
315. Mask the surface area per square foot - plastic and tape - 4 mil	240.00 SF
316. Paint the walls and ceiling - one coat Final coat after cabinet install	1050.14 SF
317. Seal & paint baseboard - three coats	22.00 LF
318. Seal & paint casing - three coats	20.00 LF
319. Paint door or window opening - 2 coats (per side)	1.00 EA
320. Heat/AC register - Mechanically attached	1.00 EA
321. Range hood - stainless steel	1.00 EA
322. Install Recessed light fixture - trim only	18.00 EA
323. Garbage disposer	1.00 EA
324. Install Refrigerator - bottom freezer - 22 to 25 cf	1.00 EA
325. Install Range - slide in - gas	1.00 EA
326. Install Dishwasher	1.00 EA
327. Final cleaning - construction - Residential	291.75 SF