

## **SCOPE OF WORKS**

### **Remedial Works**

**Unit 8, 3 Cedar Park Road, Devonshire**

**Site # 4029008**

**Lock Box: 03#**

**Please provide a quotation including all labour and materials unless otherwise noted to make the following repairs:**

#### **Front Entry area and exterior:**

1. To remove all rotted wood, cloth and flashing to expose joint on roof area of the extension where it abuts the main building and makeshift portico over entry door
2. To remove all cable and cabling off the roof area and clamp and secure to building off roof area
3. To caulk seam area
4. To open and repair and seal all cracks along roof line and walls of addition
5. To reapply cloth on roof area – using cloth to provide a seal in the joint area
6. To apply two (2) coats of finish to roof area
7. To install new flashing as needed
8. To fabricate and install new portico over entry door (per specs attached)
9. To apply two (2) coats of dry lock to surfaces that have been repaired
10. To apply one (1) coat of tinted base and two (2) coats of topcoat to entry area Georgian Clay

#### **Kitchen cabinets:**

11. To remove all cabinets and take to Bermuda Pest Control for termite gassing; there is a possibility that the cabinets are beyond salvage in which case we will provide new as needed
12. To reinstall treated cabinets
13. To fabricate and install new Formica countertop

#### **Lower bathroom:**

14. To check and repair window – replace screen
15. To treat and paint ceiling

#### **Lower area:**

16. To check and repair all windows – replace screens where needed
17. To remove all wood – baseboards, doors frames, woodwork under stairs, doors that may be termite infested
18. To reinstall new – baseboards, door frames, solid core 6 panel door for bathroom only, reinstate stairs, and storage area under stairs
19. To remove all flooring and install new BHC supplied vinyl plank flooring





**Upper floor:**

20. To check and repair windows – replace screens where needed
21. To remove all vinyl flooring to expose subflooring – a decision on the subfloor will be made once demolition is completed
22. To provide a written allowance for installing new flooring with vinyl plank overlay.
23. To remove closets and doors – if infested with termites they will need to be removed from the property

**Plumbing Repairs:**

24. To assist with removal of kitchen cabinets
25. To review with Montoya Lawrence of BHC the feasibility of relocating the upstairs heater to the lower store area under the steps
26. To put piping in wall for lower heater installation (back of kitchen)
27. To reinstall washer and dryer box to be discussed with Mr. Lawrence
28. To tidy up piping in the back of the house outside the kitchen window – surface at present
29. To install exterior hose bibb

**Electrical Repairs:**

30. To check all electrical and bring to Code
31. To supply and install new ceiling fan center bedroom
32. To tidy up panel and electrical in storage area off the kitchen area
33. To work with the plumbers on possible relocation of water heater to under the stairs

**General Repairs:**

34. To prepare walls and ceilings thoroughly, by approved methods, to receive three (3) coats of paint as per Manufacture's specifications. All cracks to be hacked and plastered. All curtain rods, nails, fixtures to be removed, and surfaces to be repaired. All damp areas to be scraped and sealed. All new surfaces must receive one (1) coat primer sealer (gripper) prior to paint application as per Manufacturer's specifications. Closets, inside kitchen cabinets and outside storage room are to be included.
35. Apply one (1) coat of primer and two (2) finish coats as per Manufacturer's specifications, walls are to be Crisp Linen satin mold retardant additive, ceilings are to be ceiling white.
36. To sand and prepare all existing woodwork (doors, closet doors, baseboards, etc.) to receive one (1) coat of primer and two (2) coats of finish paint. All woodwork is to be gloss white and/or varnish to match existing
37. To prep all exterior works and touch up paint as needed Georgian Clay

**TO CLEAN, TIDY AND REMOVE ALL DEBRIS FROM SITE.**

