GRADY MANAGEMENT INC.
APARTMENT RENOVATION SCOPE

Scope of Work

A. <u>Kitchen:</u>

1. Advanta Cabinets, Berkshire, Mocha all wood box with brushed nickel (or stainless) knobs to match existing configuration.

- To be screwed into the studs in a secure manner. All wall cabinets are to be pre-drilled and screwed tight with hardened three inch drywall screws slightly counter-sunk.
- Drywall holes are to be closed before installation of cabinets.
- Caulk or cover joint at walls with matching trim.

2. <u>Range:</u> GE30", Model #JGBS60DEFBB free-standing: black with black glass door.

- Install with 4' flex connector and chain guard 6" shorter than flex line, hand operated cut-off, AGA approved

3. <u>Range Hood:</u>

- Broan 30" Series #40000 Model #RL6230BB black ductless w/fan and light.

4. <u>Refrigerator:</u> GE model # GTS18CBEBB, black frost-free with ice tray rack. Install with ½" clearance from counter top.

5. <u>Disposal:</u> Insinkerator, Badger V-1/2 h.p.

- Disposal must be grounded; Dishwasher and disposal if on a common circuit, must be controlled by a 3 position switch to prevent both from being operated simultaneously.

6. <u>Counter Tops:</u> New post form laminate kitchen counter tops in Formica #7734 Jamocha Granite with Sterling 25" x 22"- 8" deep under- mount stainless steel sink. Granite upgrade must be approved by V.P. of Operations.

- Caulk all seams where laminate meets walls. Each kitchen to be measured for perfect fit to space.

7. <u>Faucet:</u> CFG Baystone single handle pull out stainless steel mfg # CA42519CSL, Moen pull out brushed nickel model # 67315CSL if CFG Baystone will not fit.

8. <u>Dishwasher:</u> GE model #GSD2100VBB black.

- To be installed with shut-off valve on hot water line separated from other supply lines. Supply line to be 3.8" O/D. New airgap to be installed between drain lines to garbage disposal.

- Dishwasher door to have clearance from base cabinets to range to open without interference (1/4 “each side).

9. Flooring: Armstrong StrataMax Ancient Slate White X2500 or Ancient Slate Peacock X2501. Upgrade option: Armstrong Luxe Planks, Kendrick Oak-Honey Butter A6836 or Jefferson Oak-Gunstock A6801.

- Install over ¼” exterior plywood screwed in every 6”on center; from wall to wall. Single seam lease walked over area for plywood and vinyl. Stagger seams so that vinyl seam is not directly over plywood seam. Metal threshold (silver or chrome) between vinyl and room abutting kitchen and bath (where required not less than 1-1/2” wide.

10. Molding: 5-1/4” Colonial molding on all exposed wall areas including behind refrigerator and stove.

11. Light Fixture: Oval Ceiling fixture, Brushed nickel-Size 32”x17”, white acrylic lens, uses 2 FC12T9 32 watt bulbs Cwip # 30617. For vaulted ceilings Lithonia 2-light 4’ Futra, Cwip # 27137. Where utilities are paid by community energy star or LED fixtures will be used.

12. GFCI: Supply and install 20 Amp GFCI (white).

13. Ceramic Tile: Dal-Tile # D-100, white, on wall with range and side wall if required. Under the bottom course, install stop to prevent tile from settling.

14. Caulking: Caulk all unpainted trim area, molding at floor and wall, backsplashes, and patch and seal all openings around pipes through walls.

B. Bath:

1. Vanity: Advanta Cabinets, Berkshire, Mocha all wood box with brushed nickel (or stainless) knobs to match existing configuration.

2. Faucets: CFG- Cornerstone brushed nickel, single lever lavatory faucet mfg # CA40711BN.

3. Sink Top: White on white round bowl cultured marble tops.

- Install flush to corner and caulk seams at walls.

4. Medicine Cabinet: Mirrored with beveled glass flush mounted on side wall next to vanity.

5. Light Fixture: 2-lamp vanity fixture with frosted glass shade, brushed nickel, cwip # 11845. Where utilities are paid by community energy star or LED fixtures will be used.

6. GFCI: Install 15-Amp GFCI outlet.

7. Bathroom Hardware: Installed paper holder and towel bar on wall with brushed nickel, Torino, Cwip # 11872, 11876. Brushed stainless curved shower rod used where space permits. Bath mirror will be installed with J channel track and clear mirror clips.

C. Dining Area:

1. Light Fixture: One light pedant, medium base, brushed nickel, Cwip #14489. Optional 42”/52”ceiling fan, brushed nickel, cherry blades with frosted glass light kit. Where utilities are paid by community energy star or LED fixtures will be used.

D. Foyer/Hall area:

1. Light Fixture: 12” round, 2 light, medium base, brushed nickel. Cwip # 36999. Where utilities are paid by community energy star or LED fixtures will be used.

2. Flooring; see kitchen floor options.

E. Misc:

1. Doors: Install 6-panel MDF pre-hung doors with brushed nickel hinges and door knobs throughout. Schlage privacy/passage style #F40/F10.

2. Bi-fold/By-pass Doors: Install 6-panal MDF, bi-fold and/or by-pass closet doors with brushed nickel knobs throughout apartment.

3. Base Molding: Install 5-1/4” Colonial wood base molding throughout apartment to include the interior of all closets. Patch nail holes/joints and caulk seam at walls.

4. Wire Shelving: Install ventilated wire shelving on existing wall cleats throughout apartment to match existing configuration.

5. Electrical Switches and Outlets: Install all outlets and switches throughout unit, color white with oversized metal plates.

Add ons:

- Ceramic tile tub surround $_____
- Ceramic tile bath floor $_____
- Replace tub faucet
  CFG Cornerstone, 45311, brushed nickel $_____
- Replace HVAC supply registers
  And return grills $_____
- Washer/Dryer $_____
- Two tone paint throughout apartment $_____
- Switches & Outlets throughout apartment $_____

Unit Prices:

- Eff $_____
- 1 bed $_____
- 2 bed $_____
- 3 bed $_____