

Scope of Work

Please email contractor price quote to: daniel@perealestatesolutions.com

Please Note: We are looking for speed with efficiency, cleanliness of job site, and an overall professional well-finished product. The project is to be completed from the outside in. Quotes should include all labour and materials including hauling and removal of unwanted and unused construction debris. **LASTLY, BEFORE INSPECTION OF THE PROPERTY FOR FINAL PUNCH LIST THE HOUSE SHOULD BE PREPPED WITH A THOROUGH CLEANING OF ALL WINDOWS AND FLOORS TO PE REAL ESTATE SOLUTIONS SATISFACTION.**

Rehab Overview: Update of interior main level including new bathroom and kitchen, add a fourth bedroom, new roof, and refresh entire property.

PE Real Estate Solutions Inc. will not be purchasing material unless otherwise noted in scope of work. PE Real Estate Solutions will not install any materials. Contractor is responsible to purchase any material and accessories that are not explicitly stated to be provided by PE Real Estate Solutions.

Material included in this scope of work is intended to be followed. Contractor may supply alternative yet similar material upon written consent by PE Real Estate Solutions.

Contractor is responsible to ensure all work is completed to current building code.

Store Key:

HD - Home Depot | **LO** - Lowes | **SAC** - SacWall Flooring | **HDS** - HDShowroom | **SW** - Sherman Williams | **CO** - Costco | **NP** - North Pole Trim and Doors
PN - Provincial Nursery | **BB** - BestBuy

Below provides a list of subcontractors to be used on this project. **PE Real Estate Solutions MUST be notified of any subcontractor**

Subcontractor	Company	First Name	Last Name	Phone Number
Lead Contractor				
Landscaping				
Painter				
Granite Countertop Installer				
Plumbing Fixtures				
HVAC/AC Mechanical				
Electrical Fixtures & Repairs				

Landscape

Contractor to Perform Work: Landscaper

General description of work

Install patio stone and landscape bed in front per layout provided.

Top-up driveway with new driveway stone (note that this is not the same as screening stone)

Notes:

1) It is recommended that the stones be purchased from a nursery that can accommodate two different stones in one truck to save on shipment

2) 1/2 yard of decorative stone is too much for the proposed design. Place remaining below driveway stone.

Material List & Work Description

Fixture / Item	Brand	Description	Color	Qty	Material Cost	Model #	Store
Driveway stone		Driveway stone (4 yards)		4	\$50.00		PN
Work Description: Landscaper to purchase and install							
Decorative stone		Small beach stone (1/2 yard)		1	\$50.00		PN
Work Description: Landscaper to purchase and install							
Patio stones	Decor Precast	24x24 Natural Diamond Patio Paver	Grey	2	\$8.25	402077	HD
Work Description: Landscaper to purchase and install							
Lawn edging	Vigoro	No-Dig 20-ft edging kit	Brown	1	\$16.98	746799	HD
Work Description: Landscaper to purchase and install							

Driveway stone
(Note, this is not screening stone)



Patio stones



Beach Stone



Lawn Edging
(Note, no digging)



Interior - General Work

Contractor to Perform Work: Lead Contractor / HVAC Mechanic

General description of work

Lead Contractor

Remove existing kitchen, wall paneling, bar, and vinyl flooring in back-room (**do not remove existing flooring if it is glued down**)

Frame new walls per layout (cut out portion of drop ceiling as needed and keep as needed to refinish after)

Finish all walls with 1/2" drywall, and mud and tape as needed to prep for painting

Install new vinyl flooring with planks in the E/W direction throughout kitchen and bedroom

Install new trim and doors throughout back-room per material list and work description below

Repair drop ceiling at new walls

Install closet shelf in new bedroom

HVAC Mechanic

Verify that current duct design is acceptable for new layout in back-room

Material List & Work Description

Fixture / Item	Brand	Description	Color	Qty	Material Cost	Model #	Store
Vinyl Flooring	TrafficMaster	24 sqft grip/strip flooring	White	16	\$54.72	804649	HD
Work Description: Lead Contractor to purchase and install							
Baseboards	Alexandia Moulding	10-pack Victorian moulding (80ft)	White	1	\$39.99	518570	HD
Work Description: Lead Contractor to purchase and install							
Casings	Alexandia Moulding	10-pack Victorian moulding (70ft)	White	1	\$34.99	518567	HD
Work Description: Lead Contractor to purchase and install							
Bedroom entrance door	Masonite	6-panel prehung - 30in door	White	1	\$98.00	135008	HD
Work Description: Lead Contractor to purchase and install							
Bedroom door handle	Defiant	Naples Lockable Door Lever	Satin Nickel	1	\$30.94	732367	HD
Work Description: Lead Contractor to purchase and install							
Closet doors	Masonite	30x80" 6-panel bifold	White	2	\$59.99	111958	HD
Work Description: Lead Contractor to purchase and install							
Closet Shelf	Rubbermaid	12' long closet shelf	White	1	\$29.64	805050	HD
Work Description: Lead Contractor to purchase, cut to size, and install							
End brackets	Rubbermaid	Wire shelf end bracket	White	2	\$3.32	131130	HD
Work Description: Lead Contractor to purchase and install							
Support clips	Rubbermaid	Wire shelf support clips (6-pack)	White	2	\$5.56	131133	HD
Work Description: Lead Contractor to purchase and install							
Support brace	Rubbermaid	Wire shelf support brace	White	2	\$7.41	679712	HD
Work Description: Lead Contractor to purchase and install							

Vinyl Flooring



Door handle



Baseboards and casings



Doors



Closet shelf and supports



Paint

Contractor to Perform Work: Painter

General work description

Paint both sides of interior doors (including closet door at rear entrance)

All drywall to be prepped for paint, i.e. mud & taped to create a smooth & uniform surface.

Paint all finished areas per colour scheme.

Material List & Work Description

Fixture / Item	Brand	Description	Color	Qty	Unit Cost	Model #	Store
Walls	Benjamin Moore	Eggshell Finish	Modern Gray			7632	SW
Work Description:	Painter to determine quantity and to purchase and paint						
Trim and doors	Benjamin Moore	Semi-Gloss	Extra White			7006	SW
Work Description:	Painter to determine quantity and to purchase and paint						

MAIN LEVEL KITCHEN

Dimensions: L-Shaped

Contractor to Perform Work: Lead Contractor / Countertop Manufacturer / Plumber

General description of work

Lead Contractor

Install new kitchen cabinets and appliances: refrigerator, dishwasher, electric range, and microwave range hood centered over range.
Install new exhaust for range hood above stove (if necessary). Insert exhaust through the roof.

Countertop Manufacturer

Install countertop and sink (plumber to connect sink)

Plumber

Revise plumbing for new sink location.
Connect plumbing to sink.

Material List & Work Description

Fixture / Item	Brand	Description	Color	Qty	Unit Cost	Model #	Store
LEAD CONTRACTOR							
Freezer/Refrigerator	Insignia	Top Freezer Refrigerator	Stainless Steel	1	\$699.99	NS-RTM18SS7	BB
Work Description:	Lead contractor to purchase and install.						
Microwave OTR	Insignia	Over the range microwave	Stainless Steel	1	\$199.99	NS-OTR16SS9	BB
Work Description:	Lead contractor to purchase and install.						
Range	Insignia	Electric smooth top	Stainless Steel	1	\$649.99	NS-RNE4BMSS9-C	BB
Work Description:	Lead contractor to purchase and install.						
Dishwasher	Frigidaire	24" Dishwasher	Stainless Steel	1	\$379.99	FBD2400KS	BB
Work Description:	Lead contractor to purchase and install.						
Cabinets	Diamond NOW	Arcadia White Shaker	White	11	\$150.00	Varies	LO
Work Description:	Lead contractor to purchase and install.						
Cabinet Pulls	Style Selections	Hollow Mushroom Cabinet Knob	Satin Nickel	1	\$74.99	354376	LO
Work Description:	Lead contractor to purchase and install.						
COUNTERTOP MANUFACTURER							
Countertop		Quartz Countertop	White	1	\$1,500.00		HDS
Work Description:	Countertop manufacturer purchase and install.						
PLUMBER							
Sink	Wessan	Undermount Double Bowl Kitchen Sink	Stainless Steel	1	\$219.00	743711	HD
Work Description:	Plumber to purchase and install. Note that countertop manufacturer to attach to countertop.						
Faucet	Glacier Bay	Single Handle PullDown	Chrome	1	\$114.00	858668	HD
Work Description:	Hausology to purchase and plumber to install.						

Appliances



Microwave



Stove



Dishwasher



Cabinets



Cabinet knobs



Sink



Faucet



Electrical

Contractor to Perform Work: Electrician

General Description of Work

Install new panel or add subpanel as needed
Revise wiring throughout back-room as needed, including microwave range hood over island.
Purchase and install smoke and carbon monoxide detectors per code.
Replace all outlets and switches on main level only - WHITE DECORA
Install new ceiling flush-mounts in all bedroom, hallways, living room and kitchen

Material List & Work Description

Fixture / Item	Brand	Description	Color	Qty	Material Cost	Model #	Store
Interior Ceiling Light	Commercial Electric	12-inch brushed nickel flush-mount (6-pack)		2	\$69.98	669012	HD
Work Description:		Electrician to purchase and install.					

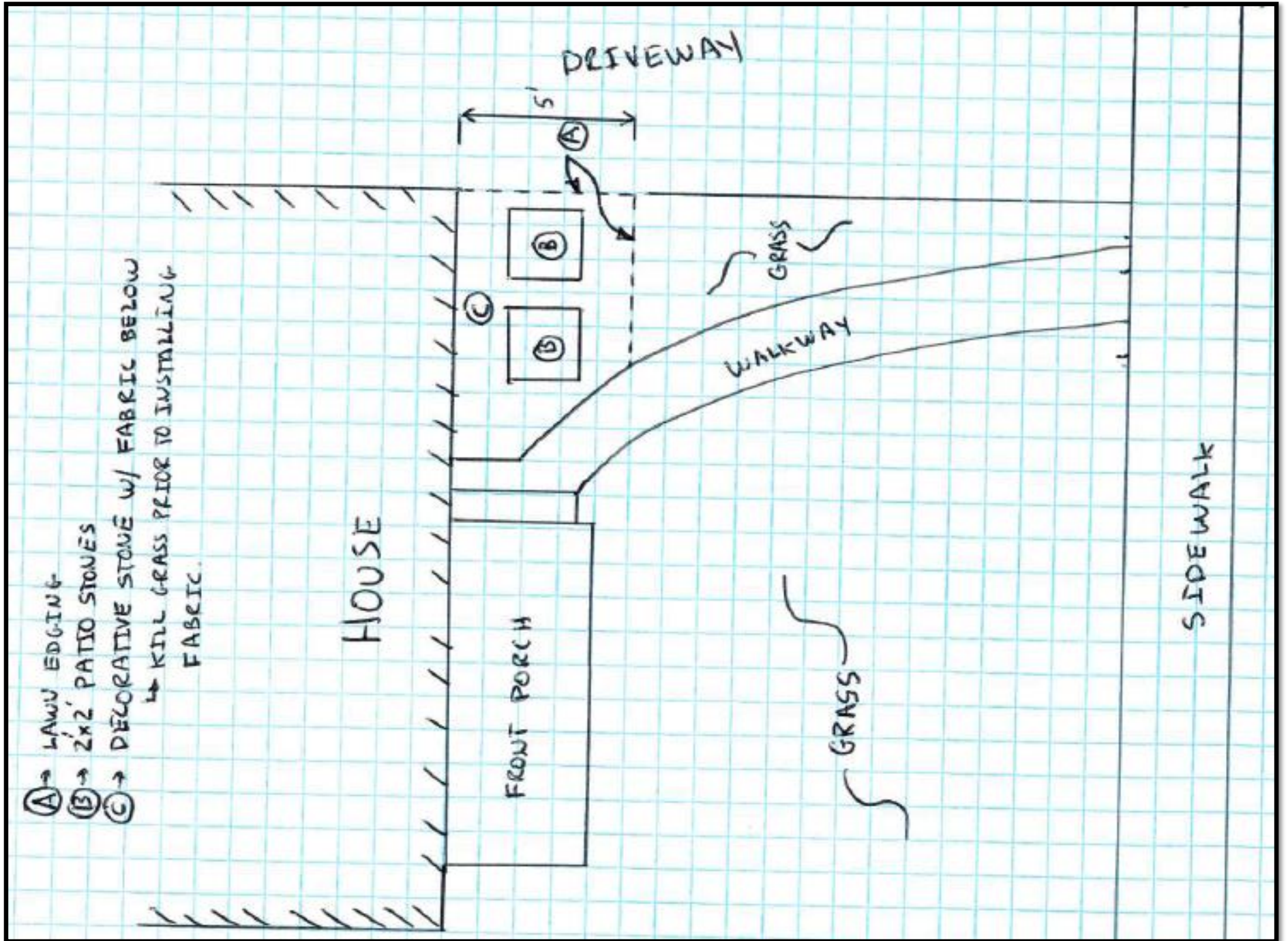
Ceiling light



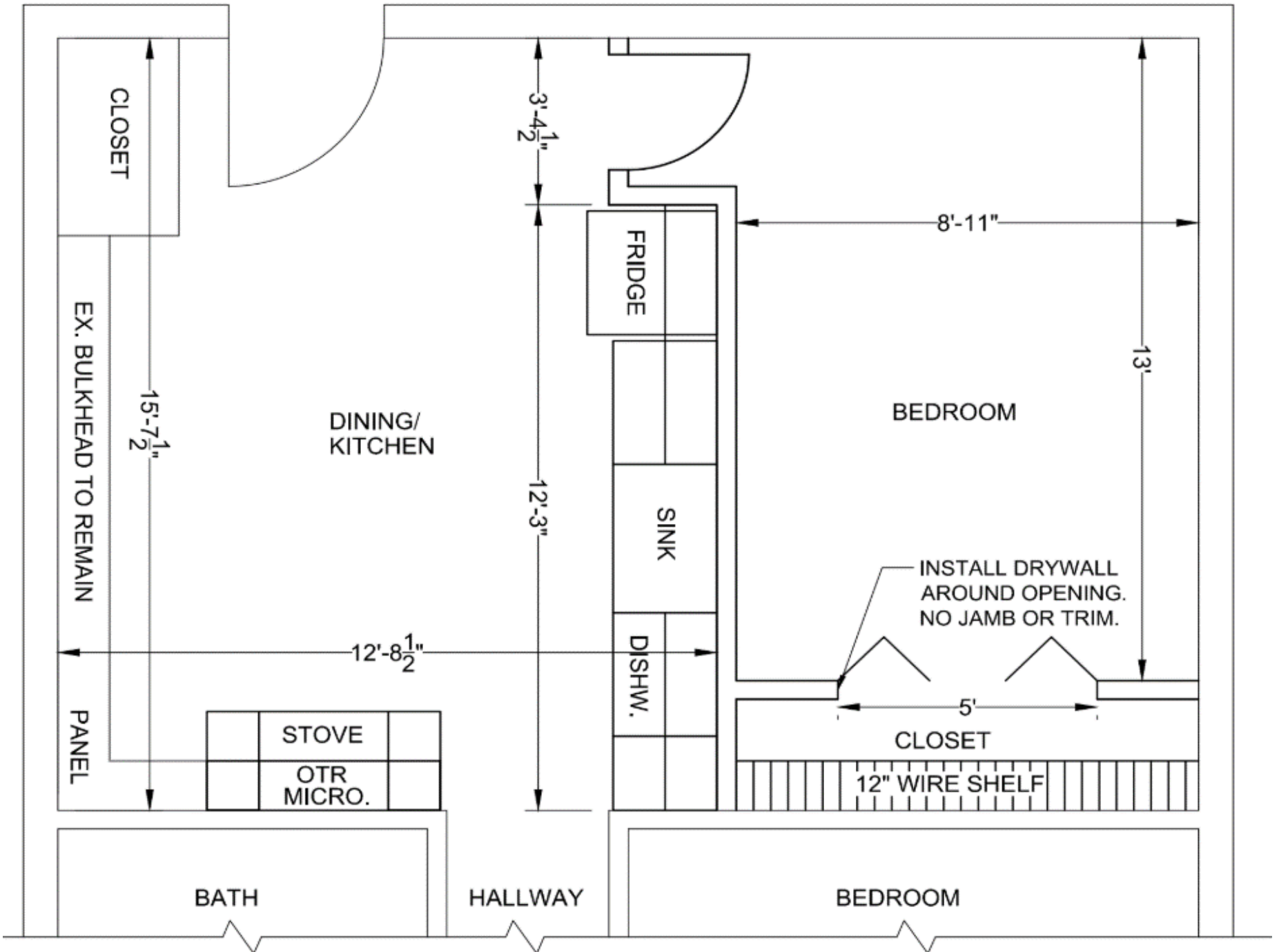
Switch and receptables



LANDSCAPING LAYOUT



GREAT ROOM LAYOUT



Quote Itemization

Project Address: 994 California Ave

Contractor: _____

Job Summary: New kitchen and added 4th bedroom in 400 sqft back-room.

- Notes:
- 1) Contractor to purchase all material cost unless noted otherwise.
 - 2) Contractor to cover disposal of any material on site
 - 3) See scope of work for more details
 - 4) PE Real Estate Solutions to take care of permits.
 - 5) Provide proof of liability and WSIB insurance with quote
 - 6) RETURN QUOTE TO DANIEL@PEREALSTATESOLUTIONS.COM**

A. LANDSCAPE
 Complete all required work per scope \$ _____

B. INTERIOR
Lead Contractor
 Complete all required work per scope \$ _____

HVAC Contractor
 Complete all required work per scope \$ _____

C. PAINTING
 Complete all required work per scope \$ _____

D. KITCHEN
Lead Contractor
 Complete all required work per scope \$ _____

Countertop Manufacturer
 Complete all required work per scope \$ _____

Plumbing
 Complete all required work per scope \$ _____

E. ELECTRICAL
 Complete all required work per scope \$ _____

SUBTOTAL \$ _____
HST \$ _____
GRAND TOTAL \$ _____

ESTIMATED START DATE _____

ESTIMATED END DATE _____