



interior design services
Jennifer Coles, principal
colescoloranddesign.com
jen@colescoloranddesign.com

COLES COLOR
and DESIGN

978.808.7481

SCOPE OF WORK

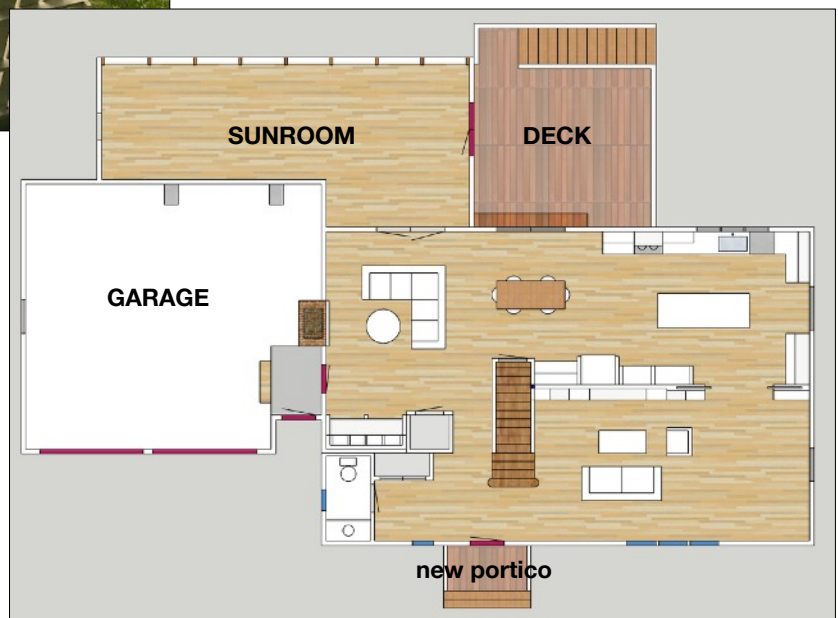
Upgrade to a dated home

123 Maple Street, North Shore MA

978-555-1234

**document for quoting purposes only*

*** HVAC not included, to be handled separately*



EXTERIOR

Inspect and repair any exterior damage including bubbled siding on back

Rear deck: Remove high lattice, replace all railing with new traditional style, azek/composite

Build front door portico

Landscaping - homeowner will do some clearing before start date, other landscaping not included in this quote

Patch roof from fireplace removal, various venting

Remove existing security and speaker system, interior/exterior

Exterior Paint

Remove and patch existing triple window in kitchen, frame for new triple location

FIREPLACES

Remove main (living room) fireplace from roof to basement, patch

Convert family room fireplace to gas and reface front of brick with tile and/or plaster

FLOORS

Replace tile in kitchen and family room with wood to feather into existing floors

Patch and refinish all wood floors including where chimney was and sunroom

Install tile floors in the 3.5 bathrooms

Finished areas of basement: high quality vinyl plank

ATTIC: install minimal plywood floor for storage and construction activity

PLASTER ceilings and walls

floor one: install new smooth ceilings. Kitchen and living room walls where needed

floor two: replace any walls/ceilings as needed due to water damage and demo

basement: finish living area with plaster walls and ceilings

PAINT

Interior: walls and trim, ceilings, inside closets

** interior paint to use up to 12 different light-toned colors*

Exterior including new portico: siding, trim, foundation, railing, seal deck if needed

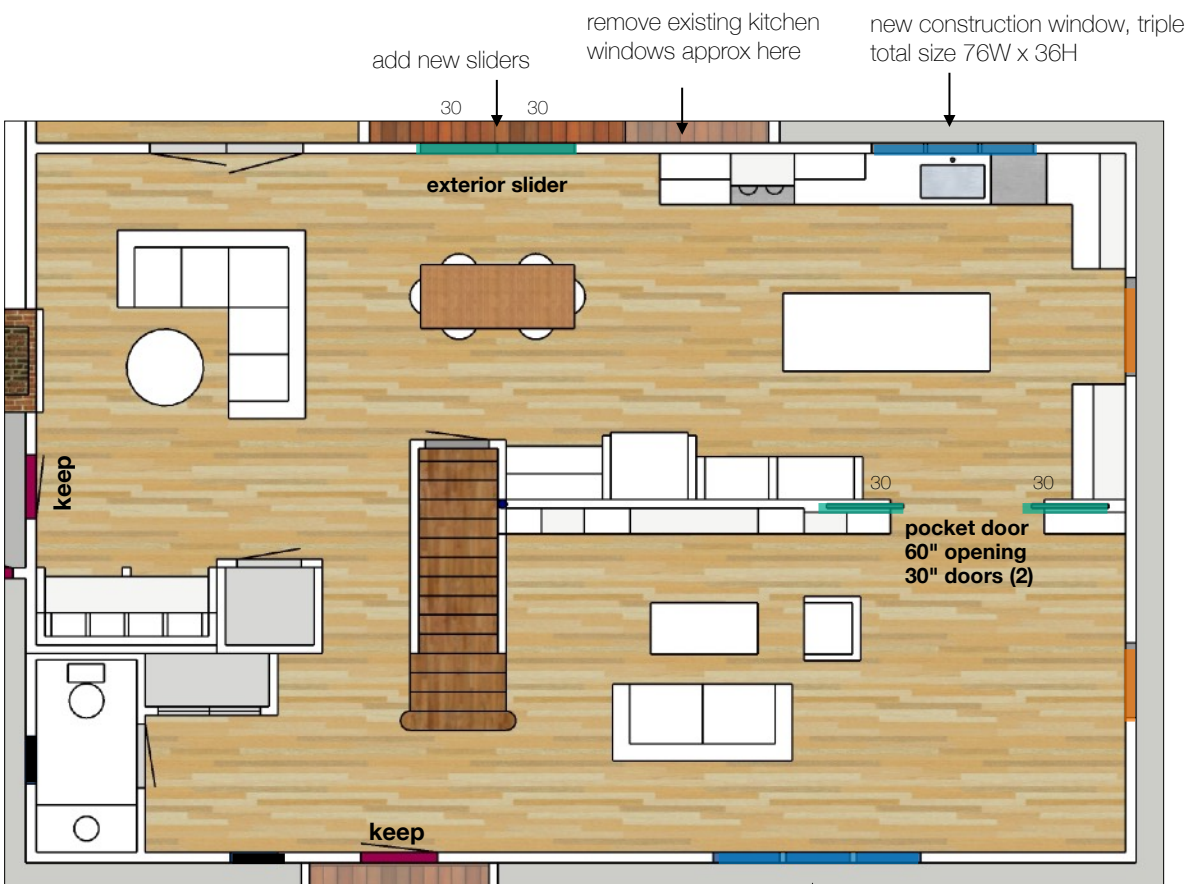
WINDOWS and DOORS

WINDOWS: Replacement windows except for new construction triple window over new sink in kitchen
 Double hung, white, 1/1
 Remove and patch windows over existing sink

DOORS: Keeping existing doors where possible. Add new doors where shown
 All doors get new hinges and doorknobs, including 15-pane sunroom door and all exterior doors.
 New interior: match existing door style. Solid core for painting
 Add new 72" sliding doors in dining area to deck. Single pane glass.
 Match other exterior door (see pic)
 Note two door-swing changes: BR3, and basement into workshop
 Note broadening of jambs for larger doors: BR1 and master BR
 Note pocket doors from living room to kitchen
 Exterior door from sunroom to deck gets a new screen



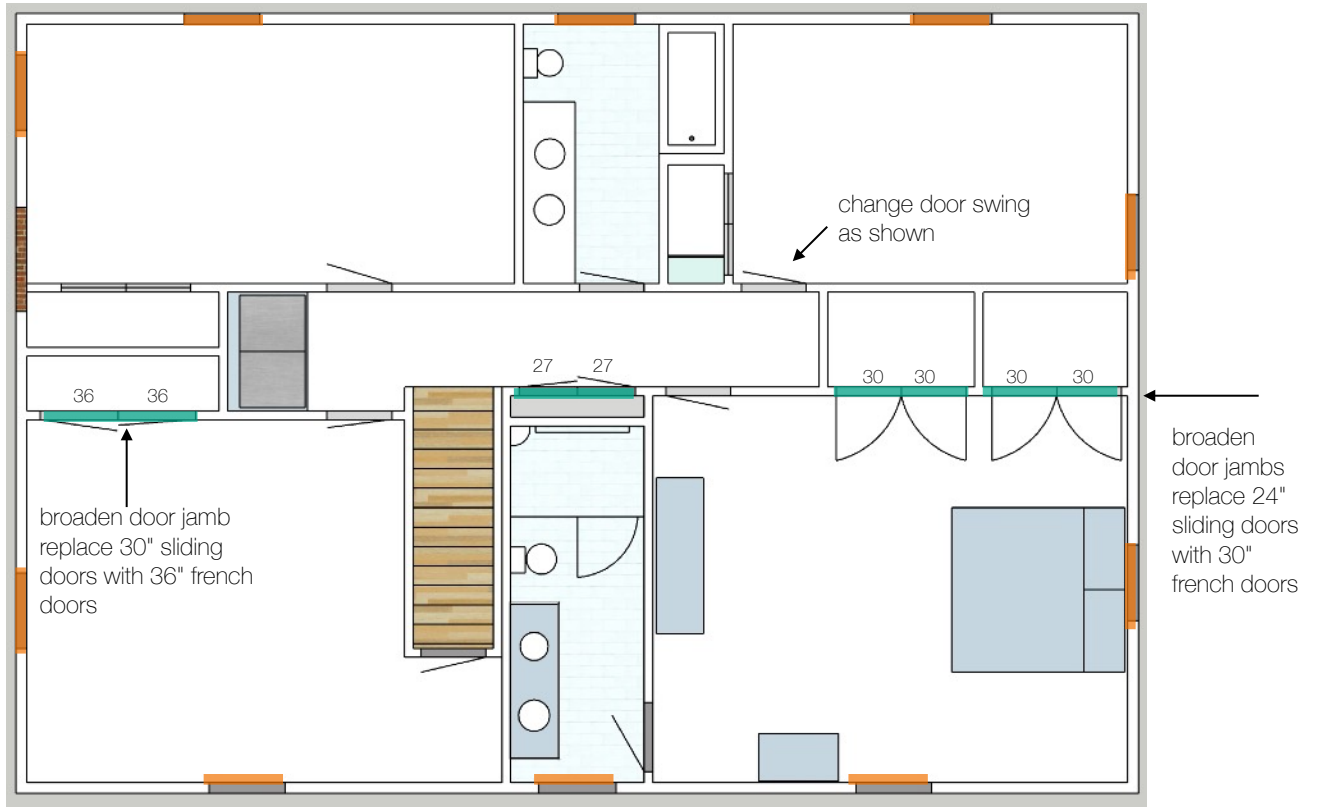
FLOOR ONE - windows and doors (all sizes approximate)



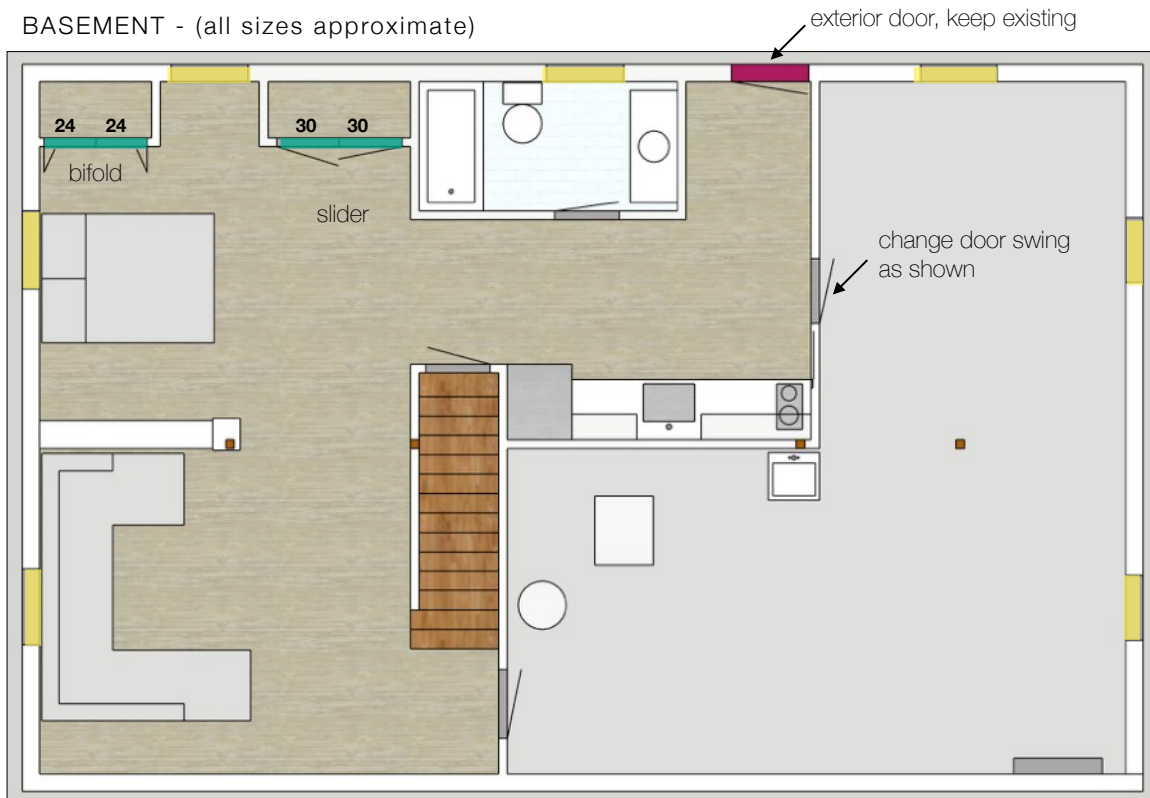
- new doors, sizes as marked
 - windows 35W x 54H
 - new window configuration
 - windows 22W x 38H
- replace one window in sunroom

WINDOWS and DOORS

FLOOR TWO - (all sizes approximate)

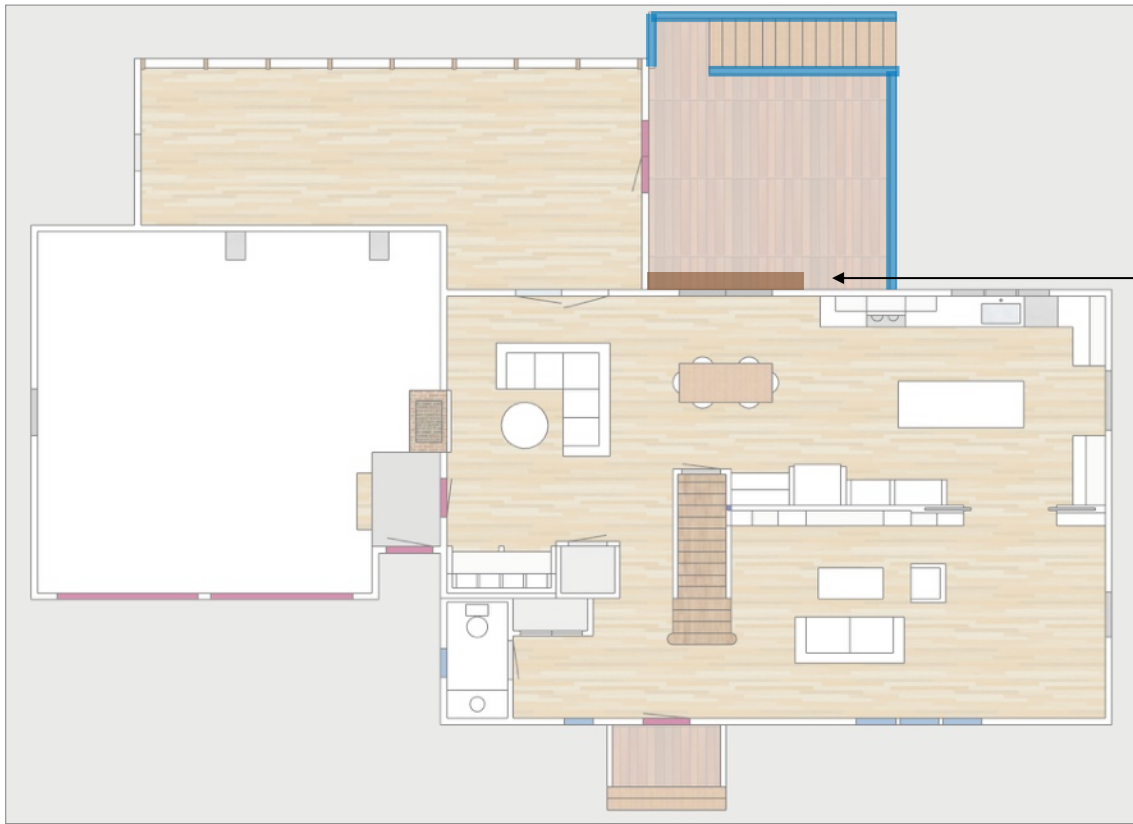


BASEMENT - (all sizes approximate)



- doors as marked
- windows 35W x 54H
- basement windows 38W x 36H

EXTERIOR



this color shows new vinyl deck railing

step



PORTICO DESIGN

8'W x 6'D

roof detail like this

using existing door, no sidelights

no half pillars like this

Pillars like this but 6" square. Detail at top and bottom as shown

Bluestone deck and stair

Do not include bluestone pathway in price, homeowner to specify later

FLOOR ONE

note: sunroom has minimal changes

DEMO

living room fireplace
existing kitchen cabinets and floor
existing triple window over sink
half bathroom vanity, toilet, floor
two closets near garage entrance as shown. Space for mudroom created. (Laundry moves to floor 2)
walls: as shown in layout
fake ceiling beams, textured ceilings
part of stair wall into living room to expose 4 steps, to match other side

Ceilings, walls, floors

Install new smooth surface plaster ceiling throughout
Install wood floors in kitchen, and to patch floors
Tile half bath floor
patch removal of window over sink

Living Room

Remove fireplace
Build out deep walls in living room to install pocket doors and shelving
Expand doorway from kitchen to living room from 60" to 72"W. Add two 36" pocket doors

Family Room: Convert family room fireplace to gas, install mantle, and reface brick with tile

Foyer: install four new steps. Add railing so it matches on each side. Repair wall where needed

Half bath: tile floor, vanity and toilet (same locations), lighting, counter, mirror, fan etc.

Kitchen: Install kitchen: cabinets and pantries, hood, tile backsplash, counters, pot filler, etc.

Appliances: stove, fridge, wall micro/convection, garbage disposal, dishwasher

Mudroom: Build and install new mudroom cubbies and bench area

Create shelves in closet next to mudroom

Install new door hinges and knobs on all doors

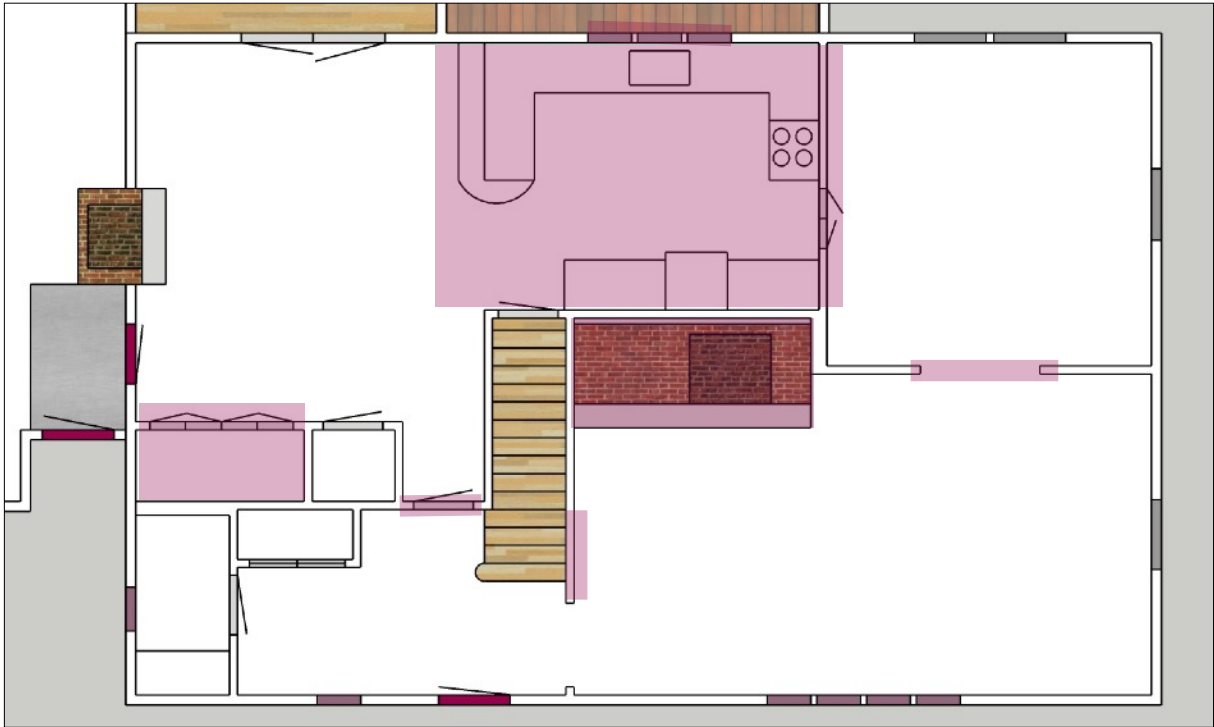
Plumbing and electric as specified

Paint as specified

FLOOR ONE floor plan

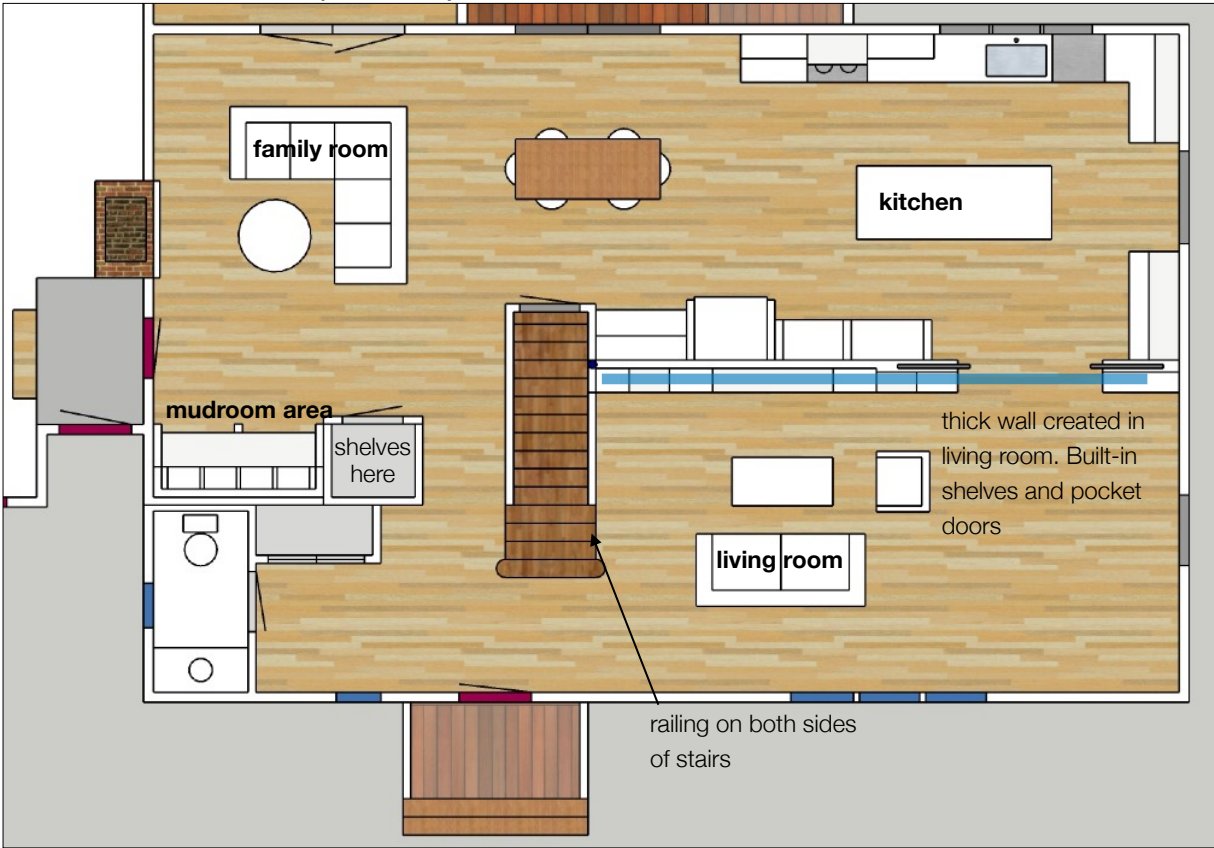
this color highlights demo

ORIGINAL



PROPOSED

sunroom (untouched) *new slider* *new window*



FLOOR ONE - kitchen and mudroom layout



MUDROOM AREA:
84W X 36D



FLOOR TWO

DEMO

fireplace chimney (makes room for larger shower in master bath, and a linen closet for the hall)

family bathroom: vanity, toilet, floor, tub

master bathroom: full gut, change tub to shower

existing linen closet including door jamb, will turn into laundry area open to hallway

door jambs in BR1 and master BR because they are getting larger

inspect and demo any water damaged walls and ceilings, esp in BR2 and family bath

family bath (keep tub): new double vanity, toilet, radiant heat, tile floor and tub surround (corner shelves for storage), lighting, mirror, counter, fan, etc.

master bath: double vanity, toilet, shower (same basic locations), radiant heat, tile floor and shower w/niche and one shelf, lighting, mirror, counter, fan etc.

laundry: needs plumbing and electric, shelving as shown

bedroom three: box in duct work in closet. Change entrance so door swings to right side

door jambs: broaden doors and jambs as outlined in BR1 and master BR

patch: floors, walls, ceilings as needed

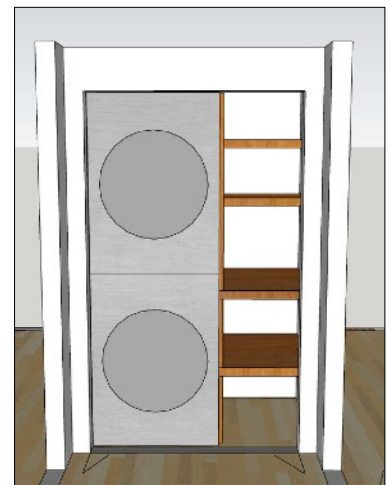
Install new door hinges and knobs

Plumbing and electric as specified

Paint as specified



UPSTAIRS LAUNDRY CLOSET, with shelving next to it



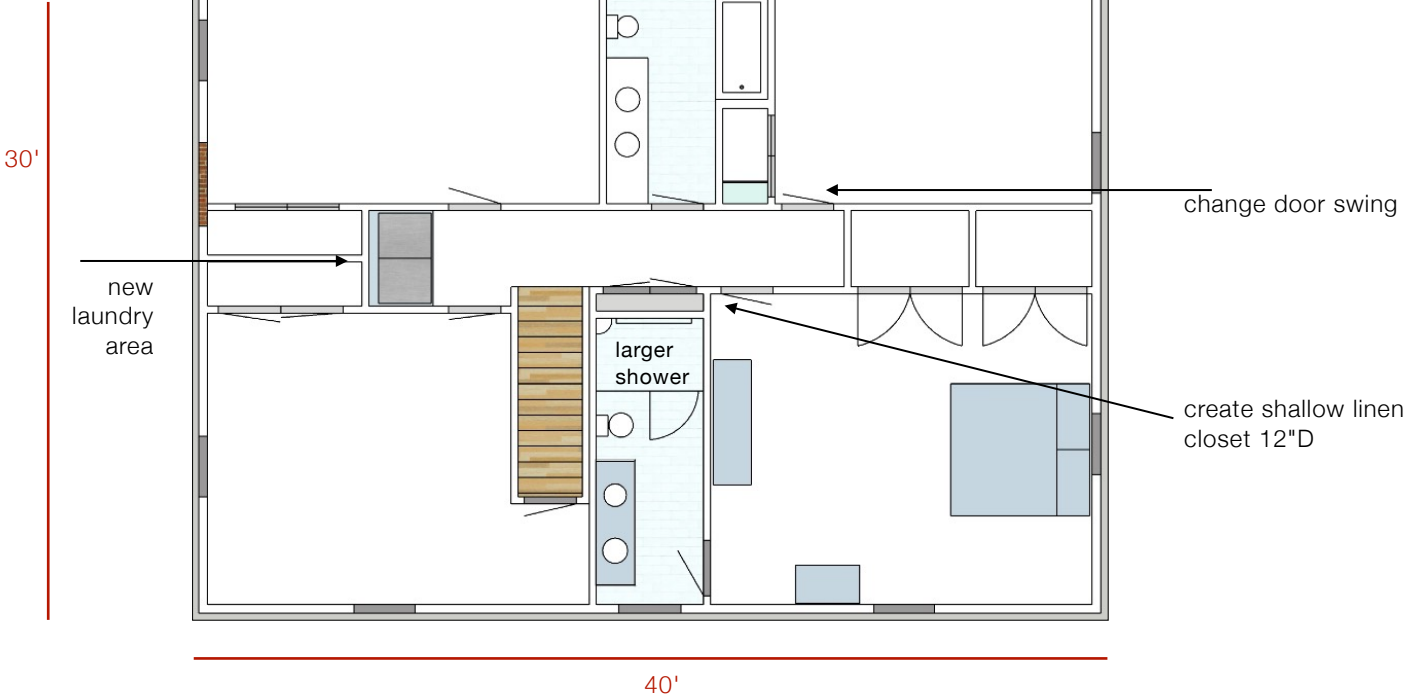
FLOOR TWO

update bath,
fixtures in same places

ORIGINAL



PROPOSED



BASEMENT

in general: finish half of the space for a living area: family room, sleeping area, and kitchenette. Walls and ceiling get plastered. Space remaining is unfinished workshop, utilities, and storage. Leave paneled walls

demo: fireplace, false ceiling, outdated wiring and plumbing, unusable wall coverings, floor coverings

bathroom: Create bath with toilet, tub with insert walls, single vanity, tile, floor, shower head, tub spout, handheld

living area

Install inexpensive kitchenette as shown with sink, cabinets, shelves, refrigerator (reused from upstairs), and an installed 2-burner electric cooktop

Build a wall along the right side of stairs so tv can be mounted there

Create a nook below the tv that will be wired for gaming

Create partial wall divider with pillar between living area and sleeping area. Open shelves on one side. Pillar hides post

Build two closets in sleeping area

flooring: finished areas of basement will get a high quality vinyl plank. Bathroom will have a tile floor

workshop: Install new shop system to be provided by Kris.

Install new door hinges and knobs

Plumbing and electric as specified

Paint as specified

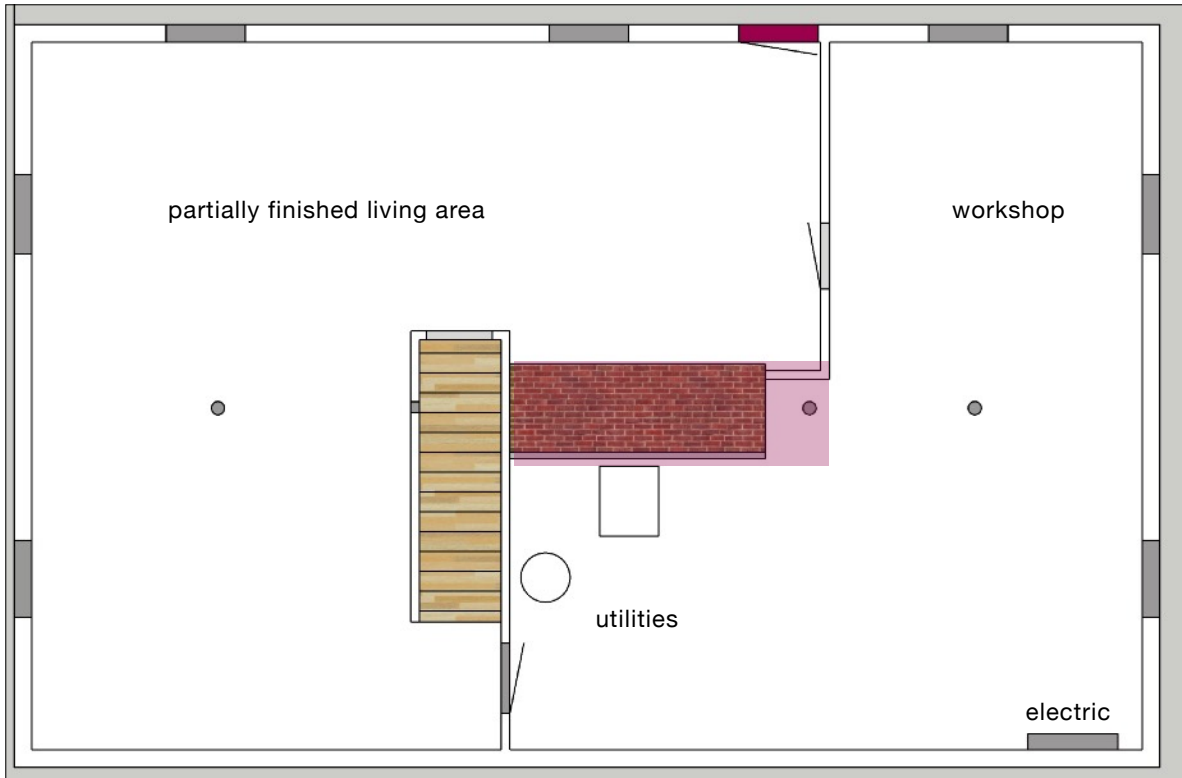
new wall for tv and gaming




partial wall and shelving. 12"D

kitchenette

ORIGINAL FLOOR PLAN



 this color highlights demo

PROPOSED FLOOR PLAN

