Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/12/16

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CONTRACTOR:

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Phase I and Phase II Explanation

Phase I Includes: **2016**

Excavation
Foundation
Framing of the 2 story addition and one story entrance
Roofing the same
Window installation - All Windows installed.
Siding and trim on the new addition. (Trim to be painted)
New Basement - New Bulkhead door.
Basement- Foam on walls, studs, MR drywall, door at bottom of bulkhead, opening cut from old basement to new basement, new stairway from the first floor to the basement.
First floor family room and entrance finished - wiring, insulation, drywall, paint, trim, new rear exterior door.
New heating system installed. Piping necessary for the new second floor roughed in.
Plumbing and wiring brought to second floor in prep for Phase II.

Phase II (Items to be postponed until a later date):

Second floor - existing exterior walls to remain in place until Phase II.
Second floor of new addition to be unfinished - studs w/o insulation, wiring, drywall,trim, doors etc.
Second floor bathrooms - Existing bathroom renovation and new rear bathroom done in Phase II
First Floor - kitchen counters, Kitchen door upgrade, new range hood, rear deck, front entrance.

Note: Because of a limited budget, in **Phase I** the customer has requested that the Contractor complete as much as possible within that budget. Essentially, the addition will be framed up and completed on the outside - siding, roofing, windows , exterior trim. There will be "temporary rear stairs" until Phase II allows for the deck. The first floor existing rear wall will be removed and a beam installed, the new "family room" will be finished with insulation, wiring, drywall, paint and trim, hardwood flooring. The rear entrance will have tile, and that area will also be finished with insulation , drywall , paint and trim. The entire heating system will be replaced. Plumbing and wiring and heat will be roughed in to the new second floor.

Other than framing of the new addition, there is no work happening on the second floor during Phase I.

In **Phase II** the second floor will be opened up (with a new beam to be sized at the time). The two bathrooms will be constructed, and along with the new bedroom, will be insulated, drywalled ,painted and trimmed, new hardwood floor in the bedroom, and tile floors in the two bathrooms. Also included in this Phase will be the rear deck, the replacement of the front entrance, granite counters in the kitchen and a new vent hood for the range.