

KOLBERT

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BUILDING

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**Scope of Work**

36 Seeley Ave, Portland  
Liz & Pierre Meahl

**Framing**

Sister existing floor joists as needed in existing bath.

Lay new sub-floor.

Install 3-1/2" x 9-1/4" LVL beam on double 2x4 posts to support roof load over 9'0" +/- span. See attached span chart.

Frame new interior walls between master bath, closet and garage.

Extend wall at tub in existing bath to close off existing toilet location for new closet.

All interior walls to be either 2x4, 16" O.C. (or 2x6, 16" O.C. if needed to conceal vent stack). No new load-bearing walls.

Window rough openings to be within width of existing stud bays – no exterior studs will be cut; no headers needed.

Toilet flanges will be placed within existing joist bays – no joists will be cut; no headers needed.

**Roofing**

Flash/re-roof around new vent pipes and/or ducts.

**Windows/Doors**

Install 2 new-construction windows in new bath – see attached specs (vinyl single-hung, non-egress, U 0.32)

**Exterior & Siding**

Patch siding.

**Insulation/Air Sealing**

Install 3" rigid foam insulation in exposed exterior wall, cellulose in hole to attic.

Air seal windows.

Insulate duct work.

**HVAC**

Install

New ducting for bath fan in existing bath, re-use existing vent through roof.

New ducting for bath fan in new bath, vent through side wall.

Heat in master bath.

**Plumbing**

Install new toilet in existing bath, new toilet, sink and shower in new bath

All fixtures back vented to code

Connect new waste pipes and new vent pipes to existing or new as needed

**Electrical**

Install:

Wiring and new bath fan

New light fixtures

GFCI outlet and wiring in master bath (replace GFCI on existing wiring in existing bath)

Dedicated circuit