Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/03/13

General Project Information (Edited & Re-submitted 5/8)

Owner: Jason & Aysun Simpson * Note: Recent purchase...proof of own
Property Address: 31 Loraine St., Portland

Chart # 160 Block H Lot # 01400

CONTRACTOR:

Turner Contracting & Remodeling, LLC
PO Box 2106
Windham, Me 04062

Contact Person: Fred Turner 671-6833
Bob Turner 329-4217

Scope of Work:

The combined scope of the project includes (1) finishing off an upstairs (2nd Fl) bedroom, (2) remodel an existing 1st bathroom to a like new condition, and (3) remodel of the kitchen cabinets and counter top and relocating sink. The general scope of work is detailed below:

Upstairs Bedroom (see pics of existing conditions))

Framing: Construct knee walls using 2 x 6 framing stock 16" OC. Provide for a panel on each side of room to access eves.

Flooring: Install 3/4 " subflooring over existing 1"planks suitable for carpet or hardwood installation.

Insulation: Insulate between 2x6 rafters, knee walls and ceiling (see Insulation Plan)

Ventilation: Install gable vent in attic area on each end of house.

Electrical: Provide wiring and devices to meet code. Licensed electrician will secure permit. Will "direct wire" smoke detectors if reasonably achievable per code.

Drywall: Strap and sheetrock walls and ceiling. 1x3 strapping/ 1/2 " sheetrock. Mud, tape and sand joints bringing to a smooth "paint ready" condition.

Finish Trim: Install window and base molding to substantially match existing trim in the other finished 2nd floor room. Existing bedroom door will continue to be utilized as is..

Window: Existing double hung window of 34" x 42" (divided by 2) = 4.958 sf of egress. Grandfathered??? or will it require replacement to meet 5.7 sf code?

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1st Floor Bath (see pics of existing conditions)

Demolition: Return bath area to original rough framed condition. Remove and di wall and ceiling surfaces, flooring, bath fixtures/ accessories, lighting and wiring.

Framing: Not required. Only if necessary to repair undetermined decay.

Electrical: Wire bathroom for two (2) outlets and wiring for lighting over vanity and vent fan. Licensed electrician will secure required permit.

Plumbing: Install new toilet, tub sink/vanity and bathroom accessories. Replacing all fixtures at existing locations. Licensed plumber will secure required permit.

Finish Trim: Install trim and base molding to substantially match existing trim in the other 1st floor space. Existing matching door will continue to be utilized.

Flooring: Install subfloor suitable for installation of tile or vinyl. Finished flooring TBD

Drywall: Strap and sheetrock walls and ceiling using moisture resistant "green board." Mud and tape joints and bring to a smooth "paint ready" condition.

Kitchen (see pics of existing conditions)

Demolition: Remove and dispose of kitchen base cabinets, counter top, backsplash and tile back beneath upper cabinets. Tile in area of stove to remain.

Plumbing: Relocate water supply and drain to accommodate the new location of sink to be substantially in front of window area. Provide plumbing to accommodate a dishwasher. Install new sink, hardware and dishwasher. Licensed plumber will secure required permit.

Electrical: Install two (2) wall outlets above countertop and provide electricity to dishwasher. Licensed electrician will secure required permit.

Drywall: Sheetrock (green board) wall area beneath the upper kitchen cabinets. Mud and tape and bring to paint ready condition. Re-insulate if necessary wall area exposed to outside below upper cabinets.

Base Cabinetry and Countertop: Install new base cabinetry and counter.

Flooring: None. Possibly some repair will be required due to the installation of new base cabinets.