

Cape Construction, Inc.

Building with Values

11 Kingsmark Lane

Portland, ME

12/08/2014

- **Kitchen Remodel**- Includes demo, new design work, open up dining room wall to approximately 4' to 5' feet, reconfigure window wall in eat-in area, provide appliance allowance of \$7500, new flooring, cabinets, counters, fixtures, upgrade electrical package, all necessary plumbing and venting work.
- **Basement Remodel**- Tear out all interior partitions and reconfigure per new layout (tbd), includes all finishes for new workout room, office, conference area, bathroom, and closets.
 - All new partitions will be non-bearing as original steel foundation I-beams are in place.
- **Heating**- Furnish and install new high efficiency gas boiler unit utilizing existing baseboard heat units on first and second floor, add baseboard or wall unit heaters for new basement rooms, remove existing oil boiler and oil tank.
- **Chimney**- Remove chimney from above roof line to below first floor joist structure, repair roof, walls, ceilings, flooring, insulation, framing, trim and paint affected by removal.
 - Roof to be sheathed to match existing sheathing, ice & water shield and shingles to match.
 - All new walls will be 2"x4" walls to close in where fireplace existed.
 - New subfloor to match existing subfloor to achieve equal elevations of finished flooring.
 - Insulation to be installed where needed.
- **First floor**- New flooring in foyer, new flooring and fixtures in ½ bath, tear out mudroom closet and build custom bench area with storage and hangers, new mudroom tile floor. Install hydronic radiant heat for kitchen, family room, den, foyer, ½ bath, and mudroom. Create den on backside of garage, break through to existing den off kitchen, provide all finishes per design.
- **Second floor**- Master bath-New tile shower with rain head, raised shower head, shower spray, frameless glass shower door, new toe-kick heater, exhaust fan, tub hardware to match oil rubbed bronze vanity fixtures, clean or re-do existing tile grout on floor, Main Bath-replace all fixtures including lights and exhaust fan.