

## **Proposed renovation plans for 85 Avalon Rd**

**General:** I plan to renovate the current half bath and mudroom and turn it into a full bathroom with a smaller mudroom. This will involve gutting the space down to the studs and subfloor, and moving the bathroom wall out about 3 ½ feet. An electrician will rewire the space as well as add an electric heater & fan/vent, and a plumber will run lines to accommodate a corner shower and a new location for the washer and the vanity.

**Below are the steps (order may change based on the needs and timing of project):**

- 1. Demo sheetrock on walls & ceiling; remove carpeting**
- 2. Remove vanity, w/d, toilet**
- 3. Reframe bathroom wall 3.5 feet out: build new wall before removing old one. Reframe wall between corner shower and stackable w/d.**
- 4. Put subfloor down**
- 5. Have electrician rewire space: outlets, switches, w/d outlets, two overhead lights and vanity lights, electric heater, and ceiling vent**
- 6. Have plumber make sure current plumbing is up to code and run new lines for washer hookup, sink, corner shower.**
- 7. Replace old window with new thermal one.**
- 8. Rough out inspection**
- 9. Insulate walls to R-factor requirements; create direct vent for dryer after final dryer install location is determined.**
- 10. Sheetrock ceiling and walls.**
- 11. Install corner shower**
- 12. Paint walls, install trim**
- 13. Install flooring**
- 14. Install w/d in closet, install bifold door, install sink, vanity, and toilet.**
- 15. Final inspection**