Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/06/16

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**