

January 21, 2014

Majco Property Services, LLC
240 Woodville Road
Falmouth, ME 04105

Guralnick basement project

Scope of work:

Finish approximately 825 square feet of basement space into a studio and workshop to include:

Wall & floor prep

Prepare concrete walls for rigid foam insulation (hammer drill all concrete protrusions)
Clean expansion joints and cracks with high pressure air and fill with one of the following:
Drylok Fast Plug or B)Urethane caulking
Apply Drylok Extreme on walls up four feet from floor, two coats
Etch concrete floor with rotary floor machine with diamond blade – this will ensure Drylok Concrete Protector will adhere properly
Apply Drylok Concret Protector (clear sealant)

Insulation

Apply 2" rigid foam (Dow) to perimeter walls (approximately 960 square feet) using foam adhesive and mechanical fasteners.
Apply 2" rigid foam to top of foundation walls (approximately 120 lineal feet) and rim joists, all sealed with expandable foam on all edges. In addition to applying foam adhesive at all joints, tape will also be applied over all joints.
Fiberglass insulation (R-13) will be installed in perimeter 2x4 wall for a total of R-23

Subfloor installation

Apply 1" rigid foam (R-5) to entire basement floor, joining each sheet with foam adhesive. All seams will be taped. Install ¾" Advantech subfloor over insulation and anchor at all four corners and center with Tapcon screws. Prior to screwing, urethane caulk will be injected into screw holes for waterproofing.

Wall framing

Frame all walls per drawing using 2x4 kiln dried lumber.
Rough-in 36" door in center wall
Rough-in for bi-fold doors adjacent to sump hole
Rough-in for door under stairway
Strap ceiling with #4 pine 1x3"

*wall plates will rest on Advantech subfloor, over the 1" rigid foam vapor/moisture barrier. Pressure treated plates, or composite decking not necessary

Utility Rough-in

Electrical –

Install lighting per drawing
13 Recessed cans
Use existing lights in shop
Add 3 4-way light switches
Lighting to remain on existing circuit
Install studio outlets roughly every 6 feet
Provide utility sink lift pump circuit (dedicated 20amp)
Provide for range outlet in studio (40amp)
Provide for 220 volt circuit in shop
Add circuit for outlets (20amp)
Add circuit for range (40amp 2-pole)
Add circuit for shop (? – 2-pole)
Add one cable and one phone jack in studio
*6 spaces are needed in panel

Plumbing –

Rough-in for utility sink and lift pump

Heating –

Add 2 new heating zones, studio and shop (all baseboard)

Sheetrock

Installed and provided by others
Finished by others (paint ready)
Ceiling access doors to be roughed-in by others

Finish carpentry

Install 3'0" door between studio/shop
Install door under stairs
Install bi-fold door at sump-hole
Install all trim on all doors and windows to match trim in rest of house
Install flooring – 825 sq.ft.
Material allowance of \$2,100 for laminate flooring and underlayment
Install base trim

Painting

Benjamin Moore latex paint to be used
Apply one coat of primer coat to all wall and ceilings

Sand all walls and ceilings
Apply one coat of flat ceiling paint
Caulk and fill nail holes on all trim
Apply two coats of semi-gloss paint to all trim work
Apply two coats of eggshell finish to all walls, customer's choice of color

Hardware

Install doorknobs to match rest of house
Install access panels in ceiling
Install access panel at sewer cleanout in bulkhead

Finished basement to be left clean and move in ready.