

- Install new 30 Yr. Architectural shingles to the new roof and the existing roof as needed to make water tight
- Install new 1x8 pine fascia and rake boards
- Wrap all of the trim boards with coil stock
- Side the new dormer section with vinyl siding to match the existing as close as possible
- Relocate the existing interior walls.
- Frame the new wall section allow space on the outer wall for a 48" stairway
- Cut new stair stringer from the third floor to the second floor with no more than a 8" rise and no less than a 9 1/2" tread.
- Frame in a new half wall up the side of the stairs, at 42"
- Install new 1/2" sheetrock to the new wall section, mud tape and sand the sheetrock to a smooth paintable finish
- Paint the new sheetrock with 2 coats of Sherwin Williams Low-VOC paint
- There will be unknown additional sheetrock work needed to try to match the new sheetrock to the existing plaster board
- Additional support may be needed in the 2nd floor apartment depending on how the existing stairway is framed in
- Establish a location for the back dormer.
- Cut an area approximately 8'x8' remove the current plaster board to reveal the rafter system
- Cut and remove the rafters needed to create clearance for a new entry door. Above and Beyond will not cut the existing valley rafter.
- Frame three exterior walls to create a dormer in the valley
- Above and Beyond will frame this so that no damming will be created
- Above and Beyond will try to frame this so that the new dormer roof has only one pitch
- Install new sheetrock to the new wall sections blend the new sheetrock with the existing plaster board
- Please allow 3 weeks to complete the work
- Above and Beyond is not responsible for pulling building permits needed to complete this project
- Above and Beyond will remove and dispose of all the trash from this project

Total Cost of the Project : \$ 21,177.97

1/3 Down upon signing the contract \$ 7,059.32, 1/3 when materials are delivered \$ 7,059.32, 1/3 due upon completion \$ 7,059.33

The above specifications and estimates are based on a visual inspection. Any alteration or deviation from the above specifications involving extra cost will be