1. **ALL WOODFRAME HOUSES ARE FULLY FINISHED. CONTRACTOR IS RESPONSIBLE TO MOVE, COVER, PROTECT AND CLEAN ALL FINISHINGS.**
2. **UPON COMPLETION OF ALL SPECIFIED WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE UNIT FOR MOVE-IN CONDITION. CLEANING SHALL ALSO INCLUDE THE INTERIOR EXCEPT FLOORING OF ALL EXTERIOR WALKS.**
3. **CONTRACTOR SHALL CONTACT NORTHEAST UTILITIES UPON AWARD TO HAVE PROTECTIVE BOOTS INSTALLED OVER ALL OVERHEAD ELECTRICAL LINES FEEDING THE HOUSE TO ENSURE SAFETY.**
4. **CONTRACTOR SHALL COORDINATE THE USE OF MOTORIZED LIFTS AND/OR HEAVY EQUIPMENT WITH THE OWNER. CONTRACTOR SHALL PROTECT EXISTING TILE, CONCRETE WALKS AND PAVEMENT AS REQUIRED. DAMAGED TURF, CONCRETE WALKS AND PAVEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.**

**HAZARDOUS MATERIAL COORDINATION**

- **PREP, PRIME AND PAINT ALL EXTERIOR COMPONENTS NOT COVERED WITH VINYL SIDING, VINYL TRIM OR SHINGLES. DO NOT PAINT ANY COMPOSITE MATERIALS.**
- **PROVIDE CERTAINTEED BEADED TRIPLE 2" INVISIBLY VENTED VINYL SOFFITS.**
- **INSTALL NEW CERTAINTEED PANORAMA COMPOSITE RAILING SYSTEM AND STAIR RAILINGS - BALLUSTER STYLE: SQUARE.**
- **SEE SKETCH A-1 FOR STAIR AND PORCH STANDARDS MATERIAL CONSTRUCTION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO THE START OF WORK.**

**BASEMENT WINDOW INSTALLATION**

1. **SELECT MATERIALS: BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - TUDOR BROWN.

**GENERAL**

- **GENERAL CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF LEAD CONTAINING MATERIALS IN THE OWNER'S LEAD DUMPSTER IN COMPLIANCE WITH EPA, OSHA, AND INDIANA UNIVERSITY'S LEAD BASED PAINT REQUIREMENTS.**

**EXTERIOR SIDING**

1. **REPLACE EXISTING SIDING, RAILINGS AND CONCRETE LANDINGS.**
2. **INSTALL NEW 4" X 3" 6" THICK CONCRETE LANDINGS AT BASE OF STAIRS.**
3. **INSTALL NEW PRESSURE TREATED FRAMING, COMPOSITE DECKING, AZEK FASCIA BOARDS AND STAIR RISERS.**
4. **INSTALL CERTAINTEED PIKASIDE COMPOSITE RAILING SYSTEM AND STAIR RAILINGS - BALLUSTER STYLE: SQUARE.**
5. **MAKE SURE Horizontal levels are maintained by running a laser level during construction. ADJACENT PROPERTIES WILL BE OCCUPIED. ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) RRF REQUIREMENTS. ALL CONTRACTOR PERSONNEL WORKING ON THE PROJECT SHALL BE CERTIFIED BY THE EPA FOR LEAD BASED PAINT ACTIVITIES.**

**GENERAL**

- **PROVIDE CERTAINTEED BEADED TRIPLE 2" INVISIBLY VENTED VINYL SOFFITS.**

**EXTERIOR SIDING**

- **INSTALL NEW BASEMENT SECURITY BARS TO INSTALL NEW BASEMENT WINDOWS.**
- **PREP AND PAINT BASEMENT WINDOWS WITH SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - TUDOR BROWN.**
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - TUDOR BROWN.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - GLOSS BLACK.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - BLACK SALT.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - GLOSS BLACK.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - LIGHT BROWN.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - COFFEE BEAN.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - MATT BLACK.
- **BASEMENT SECURITY BARS / BILCO HATCH / LALLY COLUMNS:** SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - DRY BRUSH COMPOUND.
1. **All woodframe houses are fully furnished. Contractor is responsible to move, cover, protect and clean all furnishings.**
2. **Upon completion of all specified work, the contractor shall thoroughly clean the entire unit for move-in condition. Cleaning shall also include the interior & exterior of all windows.**

**Salvage:** Clean & Reinstall (unless otherwise noted)

1. **Refrigerator**
2. **Roof fan**
3. **Fire extinguishers / fire extinguisher signage**
4. **Floor registers**
5. **All furnishings / window shades**

**Interior - General**

1. **Presail all thru floor / thru wall penetrations.**
2. **Patch, prep, and paint the entire 1st and 2nd floors to include all previously painted surfaces and newly installed paintable materials, walls, trim, round, interior/interior doors, frames, ceilings, moulding, star treads, star risers, star posts, star balusters, star railing, closets, shelves, bookshelves, exposed conduit, wainscoting, and piping.**
3. **Paint shall be: Sherwin Williams Promar 200, Wesleyan White #2332.**
   - Semi-gloss: Kitchen and bathrooms and all previously painted woodwork and doors throughout.
   - Low luster: All other walls.
   - Flat white: All other ceilings.
   - Clean all varnished wood trim and treat. Matte finish.
4. **Vacuum ductwork below floor registers, clean all floor registers.**
5. **Upon completion of all work, the entire house shall be thoroughly cleaned for move-in condition.**

**Kitchen**

1. **Remove all existing cabinets, counters and sink.**
2. **Remove thru wall exhaust fan, install, insulate, finish surfaces.**
3. **Remove and recycle sink faucet.**
4. **Patch and skim coat all walls and ceilings where cabinets were removed.**
5. **Install new cabinets. Cabinets shall be priced for the following manufacturer, identify cost on bid form:**
   - Kraft Maid: Maple drawer fronts and hardwood drawer construction with dovetails.
   - Maple Drawer: Maple cabinet fronts and hardwood drawer construction with dovetails.
   - Manufacturer's standard soft close undermount soft close drawer glides.
   - Manufacturer's standard adjustable shelf in each base and upper wall cabinet.
   - Manufacturer's standard cabinet door hinges.
   - Provide satin nickel round solid knobs on all drawers & doors.
   - Contractor to provide cabinet layout and elevation shop drawings.
   - Contractor is required to field measure and verify all dimensions.
6. **Provide all required blocking.**
7. **Provide all required fillers.**
8. **Install new laminated countertops for new cabinets installed. Prep & cut opening for installation of new sink.**
9. **Prep and paint.**
10. **Install new laminate flooring for new cabinets installed. Specify number of laminate colors per room.**
11. **Remove existing caulking and re-caulk.**
12. **Install new drain line and P-trap to the sink drain.**
13. **Install new supply, waste, and vent piping to accommodate the sink installation. Install expanding foam around pipes at floor penetrations.**
14. **Install new drain line and P-trap to the sink drain.**
15. **Install new hot and cold water supply lines to the new faucet. Provide new shut-off valves beneath the cabinet. Install expanding foam around pipes at floor penetrations.**
16. **Install new faucets and handles.**
17. **Install new lamp and switch.**
18. **Install new under cabinet lighting.**
19. **Provide escutcheons.**
20. **Paint all walls and ceilings with the following colors:**
   - Semi-gloss: Kitchen and bathrooms and all previously painted woodwork and doors throughout.
   - Low luster: All other walls.
   - Flat white: All other ceilings.
   - **Paint shall be: Sherwin Williams Promar 200, Wesleyan White #2332.**
21. **Maintain / clean vinyl treads on stairs.**
22. **Clean all varnished wood trim and treat. Matte finish.**
23. **Clean all ceramic tile, grout and seal.**
24. **Maintain all executed electric range outlet. Provide new electric connection and new 4 prong pigtail.**
25. **Provide 7 new receptacles in kitchen.**
26. **Inspect and adjust all electrical equipment.**
27. **Provide all 1st and 2nd floor outlets.**
28. **Install new under cabinet lighting.**
29. **Coordinate with cabinet installation and support blocking by general contractor. Provide electrical supply.**
30. **Install nutone ceiling exhaust fan with light in bathroom. Provide exhaust to exterior. Coordinate with contractor.**
31. **Install arc fault for all bedrooms.**
32. **Install new nicon speaker ceiling light fixtures.**
33. **Install new nicon LED speakers at top and bottom of stairs to 2nd floor.**
34. **Install motion light sensor with chomp switch at top and bottom of stairs to second floor.**

**Interior Renovations - Notes**