GENERAL
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 and exterior of all windows.
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 turf, 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
5. This property will be unoccupied during construction. All work shall be performed in accordance with the U.S. Environmental Protection Agency (EPA) RRP requirements. All contractor personnel working on the project shall be certified by the EPA for lead based paint activities.
6. Exterior siding tested positive for lead paint. Contractor shall properly remove and dispose of lead containing materials in the owner’s lead dumpster in compliance with EPA, OSHA, and Wesleyan University’s lead based paint requirements.
7. All non-lead materials shall be disposed of in the contractors supplied dumpster.

Salvage, Protect, Clean & Rerall (unless otherwise noted)
8. House number placard.
9. Metal security bars on basement windows.
11. Vinyl shutters.

Exterior
13. Provide certainteed solid bead trim 2” beadboard at porch ceilings. Remove/reinstal ceiling/house mounded fixtures as required.

Exterior Siding
14. Remove sheet metal number placard (2) on front porch of house & save. Re-install upon completion of the siding work.
15. Remove and properly store shutters for reinstallation.
16. Remove hook, screwed into north east porch ceiling. Remove hook, screwed in to corner board at south west corner.
17. Maintain existing porch columns, rails, decorative brackets, deck, stairs at porch entries.
18. Provide new hardwoods at east porch stairs on both sides of stair. Pickets and exposure to match existing porch railings. Prep, prime and paint white.
20. Prior to the start of siding installation, repair rotted or deteriorated areas.

Metal Handrailings
21. Install (1) pipe rail handrail at south entry stairs per code. Due to height from grade, railing will require pickets. Attach to column.
22. Install (2) pipe rail handrails at east entry stairs per code. Attach to column and to house.

Exterior Painting
23. Prep, prime and paint all exterior components not covered with vinyl siding. Vinyl trim or brickment. Exterior painting shall include but not be limited to doors, overhead door, cabinets, window, piping, decorative pendant at east elevation. Basement window/security bars and all exterior other paintable surfaces.

Color Schedule
24. All paint to be sherwin williams emerald.

Wood
25. Wood thresholds: medium grey
28. Doors: Color to match benjamin moore cottage red
29. Wood railings / columns: to match BM navajo white.
30. Wood lattice: to match benjamin moore black forest green.
31. Foundation: color to match benjamin moore Tudor brown.

Concrete Walks and Pavement
32. Concrete walks and pavement shall be repaired by the contractor. Providing the work shall be performed in accordance with the U.S. Environmental Protection Agency (EPA) RRP requirements. Contractors shall coordinate the use of motorized lifts and/or heavy equipment with the owner. Contractor shall protect existing turf, concrete walks and pavement as required. Damaged turf, concrete walks and pavement shall be repaired by the contractor at no cost to the owner.

Exterior Light Fixtures
33. Provide trim kit and extend water spigot as required.
34. Provide trim kit and extend water spigot as required.
35. Provide perimeter weatherstripping and sweeps at exterior doors to properly seal air gaps.
36. Reinstall vinyl shutters.

Foundation
37. Foundation: Color to match benjamin moore Tudor brown.

Exterior Window Installation
38. Remove existing exterior window installation. Frame openings as required to accept new windows.
39. Remove existing security bars as required to install new basement windows. Reinstall upon completion of window installation.
40. Install new three lite hopper windows in basement openings as shown. Provide new framing as required. Hopper windows shall be silverline 3/40 series by Andersen or Mathews Brothers Stanley Wolcott. Hopper Color/hardware shall be white. Glass shall be tempered. Low E2. Basewrap basement window perimeter trim with pre-finished brickment color to be sandstone beige. Caulk, interior and exterior perimeter for weather tight installation.

Electrical
41. All electrical connections shall be code compliant and performed by a licensed electrician. This work shall not be performed by the siding installer.
42. Remove and replace all exterior light fixtures.
43. Remove and reinstallation electrical items required for the siding contractor to complete their work. Resecure / re-install. All items disconnected upon completion of the work.

Exterior Upgrades
NTS.
ALL WOODFRAME HOUSES ARE FULLY FURNISHED. CONTRACTOR IS RESPONSIBLE TO MOVE, COVER, PROTECT AND CLEAN ALL FURNISHINGS.

1. RANGE / REFRIGERATOR
2. DRESSER HDG ROOF-FAUCET
3. FIRE EXTINGUISHERS / FIRE EXTINGUISHER SIGNAGE
4. WINDOW TREATMENTS AND ALL ASSOCIATED HARDWARE
5. COMMODE / BATHTUB / WALL MOUNTED BATHROOM SHK
6. ALL FURNISHINGS / WINDOW SHADES

REMODEL
1. REMOVE ALL EXISTING CABINETS, COUNTERS AND SHK.
2. REMOVE 4 RECYCLE SHK FAUCET
3. REMOVE KITCHEN FAUCET
4. REMOVE COMMON ROOM CARPETING
5. REMOVE BATHROOM FAUCETS
6. REMOVE VINY TREADS FROM WOOD STAIRS TO SECOND FLOOR

INTERIOR - GENERAL
1. TIPICAL THROUGHOUT HOUSE TO WALL PENETRATIONS.
2. PATCH, PREP, AND PAINT THE ENTIRE 1ST AND 2ND FLOORS TO INCLUDE ALL PREVIOUSLY PAINTED SURFACES AND NEWLY INSTALLED PAINTABLE MATERIALS.
3. ROUND AT PERIMETER OF WOOD BASE TRIM AT COMPLETION OF FLOORING INSTALLATION.
4. INSTALL NEW VINYL STRAIGHT BASE AT ALL TOE-KICK LOCATIONS IN THE KITCHEN.
5. INSTALL NEW 4" HIGH X 7/8" THICK CONTINUOUS LAMINATED BACKSPLASH. MODIFY UNDER WINDOW.
6. PROVIDE SATIN NICKEL ROUND SOLID KNOBS ON ALL DRAWERS & DOORS.
7. PROVIDE NEW WINDOW SHADE.
8. PROVIDE NEW WINDOW SHADES.
9. PROVIDE NEW WINDOW SHADE.
10. PROVIDE AND INSTALL (1) 36" WIDE SINK BASE CABINET, (2) 33" BASE CABINET WITH DRAWER AND (1) 15" WIDE SINGLE DOOR & DRAWER BASE CABINET.
11. PROVIDE NEW FIXTURES REQUIRE DISCONNECT AND DRAIN HEATING SYSTEM FOR TEMPORARY REMOVAL OF CAST IRON RADIATORS TO ADDRESS BIDDER SPECIFICATIONS.
12. REMOVE ALL EXISTING CEILING FIXTURES THROUGHOUT THE HOUSE.
13. INSTALL NEW UPPER CABINETS ON EAST WALL WITH WINDOW.
14. PROVIDE NEW WINDOW SHADE.
15. PROVIDE NEW KITCHEN CABINETS AND COUNTERTOPS. FOR BIDDING PURPOSES:
16. PROVIDE NEW WINDOW SHADE.
17. PROVIDE NEW KITCHEN FAUCET (NO SPRAYER).
18. INSTALL NEW HOT AND COLD WATER SUPPLY LINES TO THE NEW FAUCET. PROVIDE NEW SHUTOFF VALVES BENEATH THE CABINET.
19. INSTALL NEW UNDERLAYMENT. SHAW CIRCUIT VAPOR FLOOR TILE IN KITCHEN. FLOOR TILE SHALL BE INSTALLED UNDER BASE CABINETS.
20. INSTALL NEW SUPPLY, WASTE AND VENT PIPING TO ACCOMMODATE THE SINK INSTALLATION. INSTALL EXPANDING FOAM AROUND PIPES AT FLOOR PENETRATIONS.
21. INSTALL NEW HOT AND COLD WATER SUPPLY LINES TO THE SINK DRAIN. INSTALL EXPANDING FOAM AROUND PIPES AT FLOOR PENETRATIONS.
22. INSTALL NEW DRAIN LINE AND P-TRAP TO THE SINK DRAIN.
23. INSTALL NEW SUPPLY LINE AND WAX RING. ENSURE ALL NEW AND RE-INSTALLATION WORK DOES NOT LEAK.
24. INSTALL NEW STAINLESS STEEL KITCHEN SINK.
25. INSTALL NEW 100 CFM EXHAUST FAN IN 2ND FLOOR BATHROOM. VENT THRU TO EXTERIOR.
26. DISCONNECT AND DRAIN HEATING SYSTEM FOR TEMPORARY REMOVAL OF CAST IRON RADIATORS TO ADDRESS BIDDER SPECIFICATIONS.
27. DISCONNECT DRAIN AND TOILET TO PROVIDE ACCESS FOR REMOVAL OF BATHROOM FLOORING AND INSTALLATION OF NEW SHEET VINYL FLOOR INSTALLATION.
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INTERIOR RENOVATIONS - NOTES