

Item	Description	Total
Kitchen and eat in area:	<p>Remove existing cabinets, counter, floor, disconnect dishwasher, garbage disposal, sink, light fixtures, and cap plumbing supply lines and electric lines. Prepare kitchen for new cabinets, remove existing base board, remove hollow core door for coat closet, remove existing appliances including gas stove *(there may be an additional charge to owner for gas disconnect / refit), rough electric and plumbing performed.</p> <p>Install new cabinets, countertops, sink, box above peninsula and faucet (selected by owner from Ragonese Carpentry &amp; Cabinet Co , layout determined by owner and kitchen installer, see allowance below ) Install new dishwasher, garbage disposal, range, hood if applicable and refrigerator (see allowances below) . Install new light fixtures and lights above peninsula in box (price and type of fixture to be determined in the field) replace light fixture near doorway to deck. Install new colonial baseboard, colonial trim around the sliding glass door, install new hollow core door and casing, install new hardwood or laminate floor as per allowance. Paint all walls, trim and base board with two coats of paint, ceiling on e coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner</p> <p><i>Kitchen cabinet, faucet, sink, counter allowance:</i>  <i>Garbage disposal allowance:</i>  <i>Light fixture allowance, above the sink, in main kitchen area, in dining area:</i>  <i>Appliances, range, refrigerator and dishwasher:</i>  <i>Flooring Allowance: \$ square foot includes under pad total of 275 ft area</i></p>	
Down Stairs Half Bath:	<p>Remove existing toilet, remove vanity and vanity wall, remove existing baseboard, remove wallpaper, rough plumbing for a pedestal sink and cap plumbing supply lines, remove light fixtures and cap electric lines, rough electric for wall mount light, remove hollow core door and casing, prepare floor surface for new floor.</p> <p>Install new sheetrock to vanity wall surface where removed to be taped, compounded and sanded smooth, install finish plumbing supply line and drain for pedestal sink, install pedestal sink / faucet and new toilet, install two new wall sconce light fixtures, install new door and casing (two panel selected from van lumber ), brushed nickel hinges and brushed nickel push button door knob, install new colonial baseboard, paint grade b board to wall surface with chair rail, install new floor. Install new towel bar and toilet paper holder. Paint all walls, trim and base board with two coats of paint, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner.</p> <p><i>Pedestal sink allowance:\$</i>  <i>Toilet allowance: \$</i>  <i>Two light fixtures: \$</i>  <i>Faucet:\$</i>  <i>Flooring Allowance: \$ square foot includes under pad 30 ft area</i></p>	
Dining Room:	<p>Remove existing floors prep floor surface for new install, remove baseboard and remove light fixture.</p> <p>Install new light fixture ( fixture / chandelier supplied by owner), install new floor, install new baseboard, finish paint grade colonial trim applied to window and casing, crown molding on wall to ceiling surface (molding to be wm57 Brosco). Paint all walls, trim and base board with two coats of pain, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner</p> <p><i>Flooring Allowance: \$ square foot includes under pad 176 ft area</i></p>	
Family room:	<p>Remove existing floors prep floor surface for new install, remove baseboard.</p> <p>Install new floor, install new baseboard, finish paint grade colonial trim applied to window and casing and around sliding glass door, crown molding on wall to ceiling surface (molding to be wm57 Brosco). Trim added to face of window seat to resemble</p>	

	<p>wainscoting. Paint all walls, trim and base board with two coats of paint, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner.</p> <p>Flooring Allowance: \$ square foot includes under pad 230 ft area</p>	
Stairs/ upstairs hall:	<p>Remove existing carpeting including stairwell, pad, tacks and staples, remove two light fixtures.</p> <p>Router outside of skirt board, paint banister white trim paint, install three new light fixtures, one in hall, landing and stairwell. Install new carpet and pad. Paint all walls, trim and base board with two coats of paint, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner.</p> <p>Light fixture allowance: \$ Carpet allowance:</p>	
Master bedroom / closet:	<p>Remove existing carpeting, tacks, staples and pad. Remove plywood doors located on the cathedral walls replace with new closed with latch or magnetic push. Finish paint grade colonial trim applied around the window, remove two hollow core doors and casing, install double door entrance and casing (two panel selected from van lumber) colonial trim added around sliding glass door, brushed nickel hinges and two brushed nickel door knobs. Master closet: frame for a bifold door, install new sheetrock to rough frame, tape, compound to a smooth finish, new colonial baseboard to new door frame, install new louvered bifold paint grade door, rough and finish. Paint all walls, trim and base board with two coats of paint, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner. All closets to be painted white.</p> <p>Carpet Allowance:</p>	
Front Bedroom:	<p>Remove existing carpeting, tacks, staples and pad. Remove plywood doors located on the cathedral walls replace with new closed with latch or magnetic push. Finish paint grade colonial trim applied around the window. Remove two hollow core doors and casing, install new doors and casing leading to the bath and entrance door (two panel selected from van lumber), brushed nickel hinges and two brushed nickel door knobs both push button locks. Attach base to existing ceiling fan. Paint all walls, trim and base board with two coats of paint, ceiling one coat: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner. All closets to be painted white.</p> <p>Carpet Allowance:</p>	
Second floor Bath:	<p>Remove existing toilet, counter to vanity, mirror, fan light, baseboard and faucet..Sand existing vanity.</p> <p>Install new toilet, new colonial baseboard trim, install towel bar and toilet paper holder, faucet and fan light. Install new single unit vanity counter supplied and installed by Ragonese Carpentry &amp; Cabinet Co. Two coats of polyurethane to existing vanity, two pulls drilled and installed to doors on vanity ( supplied by owner) Paint all walls, ceiling, trim and base board with two coats of paint: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be Benjamin Moore paint. Color chosen by property owner</p> <p>Allowance for toilet: \$ Allowance for faucet: \$</p>	
Master Bath:	<p>Remove existing toilet, light fixtures, counter to vanity, mirror, baseboard and faucet sand down existing vanity.</p> <p>Install new toilet, new colonial baseboard trim, new colonial trim to window, install towel bar and toilet paper holder, faucet and four new lights. Install new single unit vanity counter supplied and installed by Ragonese Carpentry &amp; Cabinet Co. Two coats of polyurethane to existing vanity, two pulls drilled and installed to doors on vanity. Remove one hollow core doors and casing to entrance, install new doors and casing to entrance (two panel selected from van lumber), brushed nickel hinges and two brushed nickel door knobs one push button lock. Paint all walls, ceiling, trim and base board with two coats of paint: Prep: Sand, patch, caulk &amp; prime all needed areas, Paint to be</p>	

	<p><i>Benjamin Moore paint. Color chosen by property owner</i></p> <p><i>Allowance for toilet: \$</i></p> <p><i>Allowance for faucet: \$</i></p>	
<p><i>Miscellaneous</i></p>	<p><i>Contractor will supply the following:</i></p> <p><i>Remove existing door bell and replace with new.</i></p> <p><i>Remove all floor heat registers and supply new, brown / tan color.</i></p> <p><i>Supply and install new switch, outlet sockets with new cover plates</i></p> <p><i>Replace wall sconce fixture in basement stairwell</i></p> <p><i>Light fixture allowance: \$</i></p> <p><i>General cleaning to the interior of the unit</i></p> <p><i>Remove existing steel door and replace with new entry door from garage , 20 minute fire rated door with new hardware and keyed knob.</i></p> <p><i>Extra based on customer selection made payable at final statement:</i></p> <ul style="list-style-type: none"> <li><i>• 6 panel steel @ \$</i></li> <li><i>• 6 panel pine @ \$</i></li> </ul>	

- See vendor list and allowance