SCOPE OF WORK
RENOVATE SAN DIEGO

Scope of Work for the Property Located at:	3760 Vista Campana S #20, Oceanside, CA 92057
Project Manager:	West Cal Builders – westcalbuilders@gmail.com
Design Package Name:	Chrome

- **SCOPE OF WORK**

  - **Kitchen:**
    - **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
      - Remove the cabinets, countertops, appliances, and light fixtures.
      - Remove the tile flooring and baseboards.
      - Remove the light fixtures.
    - **Framing/Rough Wood Work:**
      - NA
    - **Rough Plumbing:**
      - Install new angle stops.
      - Install an ice maker box.
    - **Rough Electrical:**
      - Move electrical as needed
    - **Drywall:**
      - As needed
    - **Cabinetry:**
      - Install cabinets.
      - Install cabinet handles.
    - **Countertops:**
      - Install new countertops.
    - **Backsplash:**
      - Install new tile backsplash.
    - **Finish Electrical:**
      - Install new can light over kitchen sink.
      - Install new can light per layout
      - Install new switch and outlet cover plates.
      - Install GFCI's as needed per code.
    - **Finish Plumbing:**
      - Install an under mount single bowl sink.
      - Install a new faucet.
      - Install a new garbage disposal
    - **Appliances**
      - Install a gas range.
      - Install a micro hood.
      - Install a dishwasher.
    - **Flooring:**
      - Install vinyl flooring.
    - **Finish Carpentry/Doors:**
      - Install baseboards.

- **Dining Room:**
    - **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
        - Remove baseboards, popcorn ceiling, and light fixtures.
    - **Framing/Rough Wood Work:**
        - N/A
    - **Rough Electrical:**
        - N/A
    - **Drywall:**
        - Remove the popcorn ceiling.
        - Apply a skip trowel texture to the ceilings.
    - **Finish Electrical:**
        - Install a chandelier.
        - Install all new outlet and switch covers.
    - **Flooring:**
        - Install vinyl flooring.
    - **Finish Carpentry/Doors:**
        - Install baseboards.

Living Room:

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove baseboards, and light fixture.
- **Framing/Rough Wood Work:**
    - N/A
- **Rough Electrical:**
    - N/A
- **Drywall:**
    - As needed
- **Finish Electrical:**
    - Install a ceiling fan and 4 led lights
    - Install all new outlet and switch covers.
- **Flooring:**
    - Install vinyl flooring .
- **Finish Carpentry/Doors:**
    - Install baseboards.
    - Install casing on the front door.

Bathroom #1:

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove the tile flooring, and lights.
    - Remove the door and casing.
    - Remove the toilet.
- **Framing/Rough Wood Work:**
    - N/A

- **Rough Plumbing:**
    - Install new angle stops.
    - Install new tub
- **Rough Electrical:**
    - Vanity light is to be centered on the vanity.
- **Shower Tile & Prep:**
    - Install tub with fiberglass surround
- **Drywall:**
    - Repair drywall as needed.
- **Cabinetry:**
    - Install new vanity
- **Countertops:**
    - Install new counter top
- **Finish Electrical:**
    - Install a vanity light.
    - Install an EX-Fan.

- **Finish Plumbing:**
    - Install a new shower head.
    - Install a toilet.
    - Install a faucet.
- **Flooring:**
    - Install lvp flooring.
- **Finish Carpentry/Doors:**
    - Install baseboard.
    - Install casing.
    - Install a new pre-hung door.
    - Install door handles.
    - Install a toilet paper and towel bar rack.

Master Bathroom:

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove the tile flooring, and lights.
    - Remove the door and casing.
    - Remove the toilet.
    - Remove the bath/shower enclosure
    - Remove the vanity
- **Framing/Rough Wood Work:**
    - NA
- **Rough Plumbing:**
    - Install a new shower valve.
    - Install new angle stops.
    - Install a new drain compatible with the hot mop system.
- **Rough Electrical:**
    - Vanity light is to be centered on the vanity.
- **Shower Tile & Prep:**
    - Install shower surround
- **Drywall:**
    - Repair drywall as needed.

- **Cabinetry:**
    - Install vanity and counter top
- **Countertops:**
    - Install countertop
- **Finish Electrical:**
    - Install a vanity light.
- **Finish Plumbing:**
    - Install a toilet.
    - Install a faucet .
    - Install shower head and valve trim.
- **Flooring:**
    - Install lvp flooring.
- **Finish Carpentry/Doors:**
    - Install baseboards.
    - Install casing.
    - Install mirrors centered over vanity.
    - Install a toilet paper and towel bar rack.
    - Install a new pre-hung door.
    - Install new door handles.

Master Bedroom: *(Closet Included)*

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove the carpet
    - Remove door
    - Remove baseboards
    - Remove the closet door.
- **Framing/Rough Wood Work:**
    - N/A
- **Rough Electrical:**
    - 4 can lights and fan
- **Drywall:**
    - Remove the popcorn ceiling.
    - Apply a skip trowel texture to the ceilings.
- **Finish Electrical:**
    - Install a ceiling Fan.
- **Flooring:**
    - Install vinyl flooring.
- **Finish Carpentry/Doors:**
    - Install baseboards.
    - Install casing.
    - Install a new pre-hung door.
    - Install door handles.
    - Install mirrored bypass closet doors.

Bedroom #1:

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove the carpet, the baseboards the door and the closet door.
- **Framing/Rough Wood Work:**
    - N/A

- **Rough Electrical:**
    - N/A
- **Drywall:**
    - Repair the drywall as needed.
- **Finish Electrical:**
    - N/A
- **Flooring:**
    - Install vinyl flooring.
- **Finish Carpentry/Doors:**
    - Install baseboards.
    - Install casing.
    - Install a new pre-hung door.
    - Install door handles.
    - Install closet doors to match interior doors

Windows:

- **Windows:**
    - Install retro windows
- **Sliding Glass Doors and exterior :**
    - Install new sliding door

- **Finish Carpentry/Doors:**
    - Front door
    - See the Exterior section below for notes on doors.

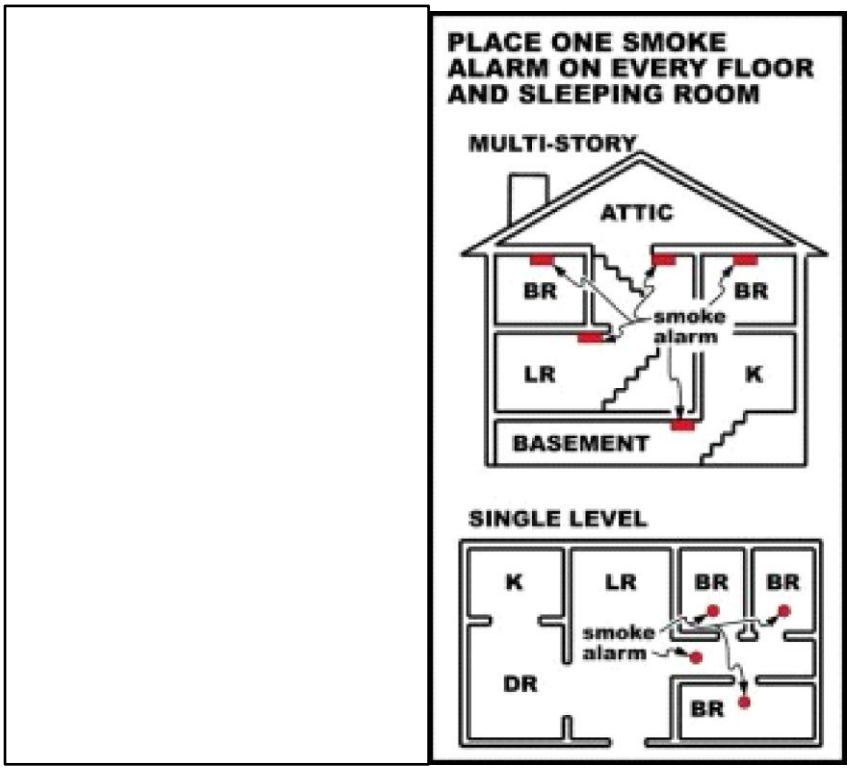
Exterior:

- **Demolition**: (*All items listed below shall be removed and disposed of by the contractor)*
    - Remove any items per PM
    - Remove all junk and trash
- **Concrete Work:**
    - N/A
- **Septic/Sewer & Plumbing:**
    - N/A
- **Framing/Rough Wood Work:**
    - N/A
- **Fascia/Trim/Termite & Dry Rot Repairs:**
    - Repair/replace all damaged wood
- **Roof**
    - Na
- **Rough Electrical:**
    - N/A
- **Stucco:**
    - Demo Stucco front elevation
    - Waterproof exterior wall, exterior of kitchen and guest bedroom
    - Install moisture barrier drywall tape, and mud
    - Waterproof lath and screen for scratch coat
    - Color coat to match

- **Finish Electrical:**
    - Install an exterior light at the back door.
    - Install an exterior light at the front entrance.
- **Flooring:**
    - N/A
- **Finish Carpentry/Doors:**
    - Install handle on the Front door.
    - Install handle on the Back door.
    - Install keyed handle on the garage door.

General Items:

- **Notes:**
    - All personal items trash and debris created from construction must be hauled off of the property prior to the completion date.
    - All new Exterior door handles must be keyed alike.
- **Smoke Detectors & CO2 Detectors.**
- **Make sure all these are in place prior to completing the job**
    - Smoke detectors are REQUIRED to be installed in each sleeping room, and on each level in the common areas.
    - Carbon monoxide detectors to be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms," and each detector "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.
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- **HVAC:**
    - Test and service the HVAC system to ensure proper operations.
    - Replace the air filter.
    - Replace the thermostat.
- **Insulation:**
    - N/A
- **Painting:**
    - **Interior:**
        - Paint the ceilings.
        - Paint all doors, baseboards, and casing.
        - Paint all walls.
    - **Exterior:**
        - r

- **Cleaning:**
    - The contractor is responsible for cleaning the entire house after work is complete.
    - Clean out the inside of all cabinetry. Do not leave extra screw debris or trash. All appliance paper work shall be left in one drawer.
    - Clean windows inside and out, ensure that the tracks are cleaned out.
    - Power wash all concrete.
- **Landscaping:**
    - **Front Yard:**
        - Na
    - **Backyard:**
        - Clean up add mulch

- **TERMS AND CONDITIONS**

General Conditions: It is the intent and purpose of these specifications that the Contractor provides the necessary labor, services, equipment, and materials to furnish all work in accordance with these specifications. Prior to bidding, carefully examine all specifications and survey existing site conditions. Resolution of conflicts with code requirements or site conditions shall be the responsibility of the Contractor. By act of submitting a bid, therefore, no extra payment will be allowed for work, which is not included in this proposal, due to failure to thoroughly examining the premises.

Regulations and Codes: It is the responsibility of the Contractor to ensure that all work conforms to the manufacturer's requirements of these materials and methods of installation conform to the requirements of these specifications, as well as with all local, state and federal ordinances/regulations/codes pertaining to this type work.

Protection: The Contractor is responsible for the Safety and good condition of all materials and equipment. The Contractor is responsible for the Replacement of all damaged or defective materials. The Contractor is responsible for the observation of and conforming to all applicable safety regulations, including those required by owner. The Contractor is responsible for the use and

maintenance of suitable protection devices, lights, and warning signs for protection of the public and employees from work under this section.

FINAL PUNCH LIST AND WALK-THROUGH to follow upon completion of SCOPE OF WORK.

All items in this scope of work are agreed upon by the Contractor and the owner.

_____
_____

Owner Contractor

Date: _____ Date: _____

Disclosure:
The seller has never occupied and is unaware of the property prior to acquisition. Seller recommends buyers obtain a licensed contractor or qualified professional to inspect all aspects of the home. Buyer to verify all property information and conditions prior to the close of escrow

This scope of work represents Renovate San Diego LLC's initial plan for the property, however, many changes come up during the project and it's possible that some repairs were not completed as listed &/or additional repairs were completed but not listed. Renovations were completed by a licensed general contractor. A permit was not obtained unless otherwise disclosed. Buyer to verify all prior to close of escrow.