

Roger Williams University

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Documentation

Russell-Ekstrom House: Scope of the Work - Relocate Bath and Enlarge Kitchen

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ROUGH DRAFT

SCOPE OF WORK

EKSTROM HOUSE - Relocate Bath & Enlarge Kitchen

1. Install new bath and laundry in current northeast downstairs bedroom.
 - a. Build stud and plank partitions (as shown on plan) to separate laundry and bath.
 - b. Relocate heating duct with new outlet to be below north window of bath.
 - c. Rough in plumbing (in positions shown) for installation of bathtub, bathroom sink, toilet, and washer. All new plumbing to be adequately insulated to protect from freezing and to be drainable through plumbing system drain.
 - d. Provide dryer vent in east wall of laundry.
 - e. Rough in electrical wiring for washer, dryer, ceiling light, ^{outlet} and wall switch in laundry, and for lights, switch, and outlets in bath as shown on plan.
 - f. Install drywall where needed.
 - g. Install bathtub at west end of bath with mixing faucet, tap and shower head at north wall end. Insulate all pipes on north wall. Install tub surround.
 - h. Install vanity sink and toilet.
 - i. Install wall switch, lights and outlet in bath; install wall switch, ^{outlet} and ceiling light in laundry.
 - j. Install washer and dryer in laundry.
 - k. Install door into bathroom using door at entrance to current downstairs

bedroom.

2. Remove existing fixtures from old bathroom.

3. Remove existing kitchen stove, cabinets and cupboards. Remove and save (for reinstallation) kitchen sink, dishwasher, and refrigerator.

4. Remove wall between existing bath and kitchen. Remove damaged plaster ceiling to expose beams. Replace any beams necessary with previously reclaimed rafters. Plane ceiling boards. Rough in stud wall for closet as shown in plan.

5. Replace any exposed inadequate wiring to meet code. *Divide overloaded circuits.*

6. Install new kitchen.

a. Lift kitchen floor. Replace joists as necessary.

b. Install heating duct for kitchen with new outlet to be located in floor of baseboard between west windows.

c. Remove existing plumbing to existing kitchen and bath including external hose bib. Rough in new plumbing for sink and dishwasher on south wall of kitchen. Rough in plumbing lines at south wall of closet to provide for future upstairs bath. Plumbing lines to kitchen and future bath should parallel and be adjacent *(at)* heating duct in crawl space. All plumbing to be well insulated and to be capable of being drained through main system drain.

d. Rough in wiring for stove, refrigerator, dishwasher, garbage disposal, ceiling light, *exhaust fan,* wall switch, and outlets as shown in plan.

e. Install drywall. Replace floorboards. Install vinyl flooring if wooden floor is too badly damaged to remain exposed. Install appropriate sash in lower portion of northwest kitchen window.

f. Install cabinets and cupboard as shown in plan. Install countertops.

g. Install sink, garbage disposal, and dishwasher. Place plywood backed by styrofoam insulation at west end of dishwasher where it overlaps window.

Install new stove. Install refrigerator.

h. Install ceiling fixture, ^{exhaust fan} wall switch and outlets.

i. Rehang (reversed) bathroom door as closet door.

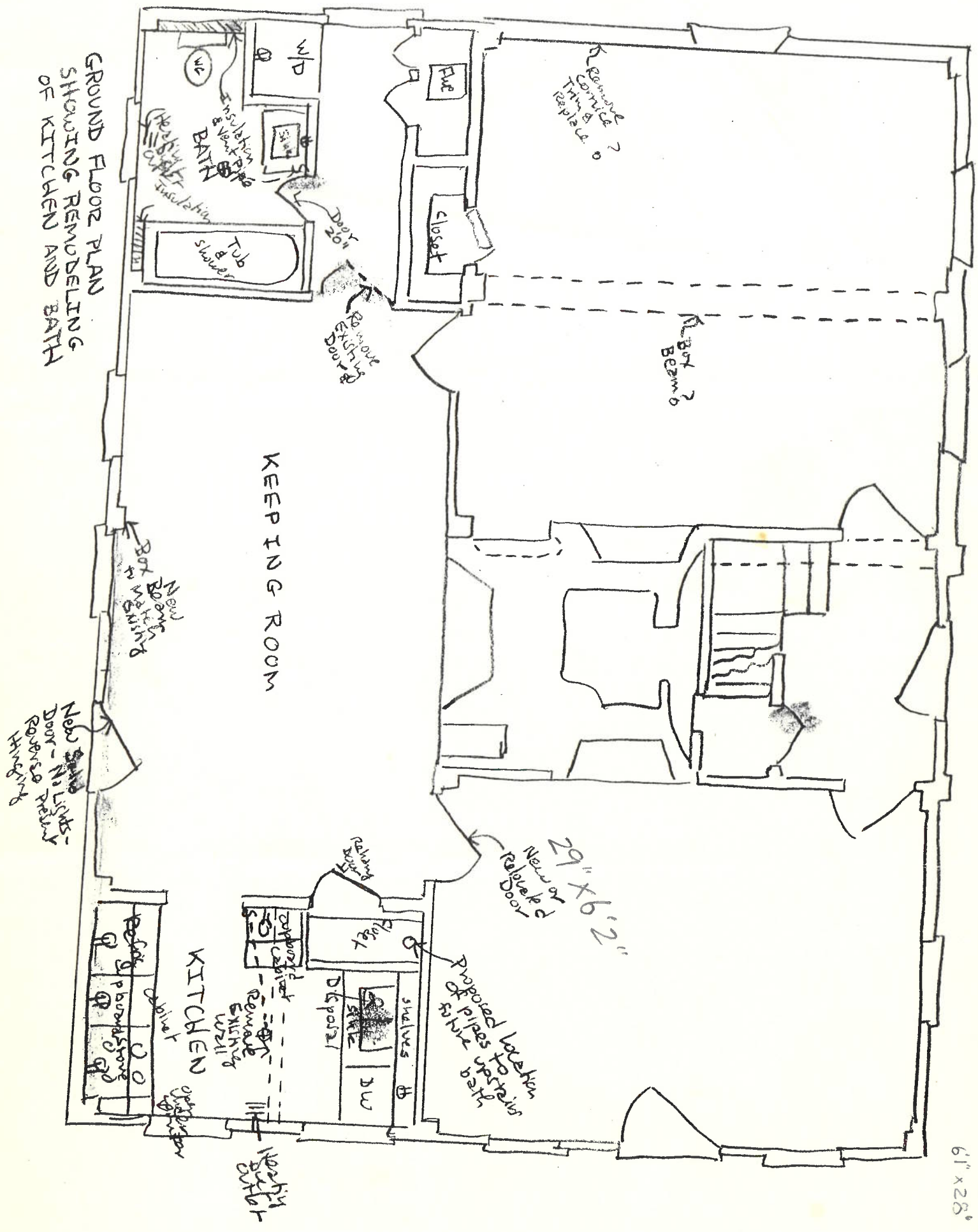
7. Remove beam above fireplace in keeping room. Install door and trim for cupboard above keeping room oven. Install new outside door in keeping room. New door to be solid (no lights) and to be hinged on left (east) side (the opposite side from current door.). Install matching locks plus deadbolts on new door and on front door. *Box new post between windows in keeping room to match existing boxed posts.*

8. Install frames and doors between upstairs bedrooms and attic space over keeping room. Install featherboard door from barn in east bedroom. Install door from east upstairs bedroom closet in west bedroom (one with fireplace).

9. Install nonfreezing hose bibs on north and south sides of house at locations shown on plan.

NOTE: All new bath and kitchen appliances and fixtures will be supplied by client.

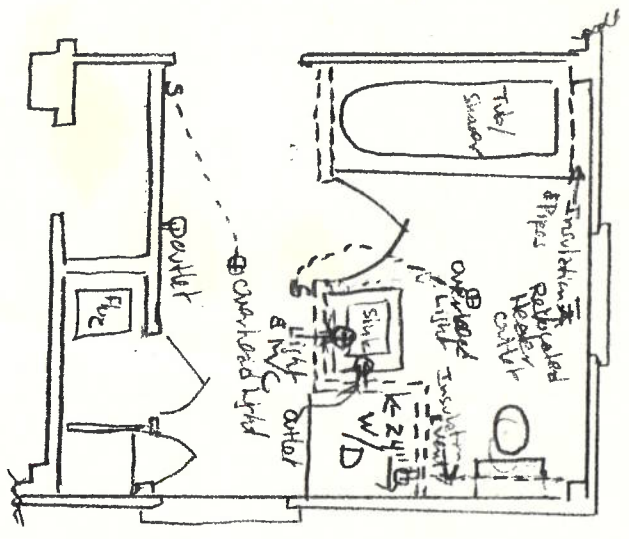
GROUND FLOOR PLAN
SHOWING REMODELING
OF KITCHEN AND BATH



61' x 28'

EKSTROM HOUSE - RUSSELLS MILLS RD

Plan for New Bath



Plan for New Kitchen

