

PROPERTY ADDRESS

213 Gaston Dr, Madison, AL 35756

4 beds/3.5 baths/3,567 sq.ft

DESCRIPTION OF WORK

A BETTER WAY GENERAL CONTRACTING (HBLB# 27109; Exp. 12/31/25)

1. Roof

- a. Remove Laminated - comp. shingle rfg. - w/felt 45 SQ
- b. Laminated - comp. shingle rfg. - w/out felt 55.33 SQ
- c. Underlayment - 45 SQ
- d. Ice and Water Shield
- e. Valleys, Sidewalls, Transitions, and Protrusions 280 LF
- f. Weather Blocker - Starter 393 LF
- g. Hip / Ridge cap - Standard profile - composition shingles 408 LF
- h. Continuous ridge vent - GAF Cobra III 56 LF
- i. Additional charge for steep roof - 7/12 to 9/12 slope 3.66 SQ
- j. Additional charge for steep roof - 10/12 - 12/12 slope 39.33 SQ
- k. Additional charge for high roof (2 stories or greater) 23 SQ
- l. Coil Nails - 1 1/4" 3 EA
- m. Plastic Cap Nails - 1" 3 EA
- n. Geocel Caulk - Clear 2 LF
- o. Trailer Charge 1 EA

2. Garage Door

- a. Replace overhead garage door
- b. Replace overhead weather stop in garage
- c. Replace keyless entry pad for overhead door

3. Replace Rear Door & Lock Set

- a. Purchase matching rear door lock set
- b. Rekey rear lock set to match existing front door key
- c. Install rear lock hardware Mailbox Restoration

4. HVAC

- a. Replacement of 3 ton split heat pump unit.
- b. Does not include any ductwork.

5. Plumbing

- a. Remove and replace pedestal sink in powder room
- b. Remove and replace shower faucet in J&J bathroom
- c. Remove and replace 2 vanities in J&J bathroom

- d. Remove and replace sink faucets in J&J bathroom
- e. Toilet repair
 - i. Includes replacing 4 internal toilet tank guts (flapper valve and water control valve) & 3 toilet seat covers

6. Electrical

- a. Smoke detectors (6)
- b. Ceiling fan (1) in guest bedroom
- c. Remove and replace 6 premium grade light fixtures (\$150 per fixture)
- d. Electrical outlet repair
- e. Whole-House Light Bulb Replacement
 - i. Includes 27 flood/recessed-style bulbs / 52 standard warm-white bulbs / 79 total bulbs

7. Kitchen

- a. New Cabinet Hardware (qty 20) (\$200)
- b. New Backsplash (ceramic or porcelain tile and coordinating 3/4" x 6" bullnose tile trim)
- c. Appliance installation
 - i. Double oven
 - ii. Electric cook top
 - iii. Refrigerator
 - iv. Dishwasher
 - v. Microwave
 - vi. Garbage Disposal

8. Floors

- a. Pad & Carpet Replacement - throughout home
 - i. Includes repair to subfloor in master bedroom area
- b. 1/2" Backer board & Tile Replacement - in powder room & Jack & Jill bathroom

9. Interior paint

- a. Includes minor drywall repairs
- b. Includes 1 wall color, 1 trim color , and flat white ceilings

10. Hardware

- a. Represents 35 Knobs & 22 Pull handles throughout home

Primary Bathroom Upgrades

11. Bathroom Repairs

- a. Includes: Demolition
 - Mold Mitigation
 - Framing & Subfloor
 - Insulation
 - Drywall & Backer Board
 - Tile Installation

12. Replacement of six floor joists

13. Repair damage to 8 ft section of wall

- a. Bottom (sill/seal) plate
- b. Band joist
- c. Repair of this wall section requires:
 - 1. Temporary bracing of roof/rafter loads
 - 2. Safe removal of damaged components
 - 3. Installation of new framing members
 - 4. Transfer of load back onto the repaired wall

14. Shower

- a. Remove existing shower insert
 - b. Frame in one niche along partition wall (between shower & tub)
 - c. Install backer board and prep for tile
 - d. Install tile along shower walls and floor
 - e. Install standard economical glass door/partition (may or may not have frame)
 - f. Install rain like shower head with wand
- **Exisitng shower layout remains***

15. Extend primary shower out and install tile up to ceiling

- a. Will add approxiamtely 40 sqft of tile to the ceiling
- b. Will add approximately 4 sqft to shower floor space

16. Tub

- a. Remove exiting jetted tub and framing surround
- b. Install free standing soaker tub with new faucet
- c. Install floor tile
- d. Install drywall (and prep & paint) along walls surrounding tub
- e. Install new trim (and paint) along walls surrounding tub

17. Vanity

- a. Install new 72" double vanity and faucets
- b. Repair drywall and paint where exisitng backsplash will be removed
- c. Install vanity mirrors and lights
- d. Includes relocation of wall sconces above vanity to be centered with sinks

18. Relocation of Vanity LLights & Subfloor Repair

Exterior Front Wall

19. Framing & Drywall

- a. Demolition of damaged materials at the front entry area
- b. Replacement of 2 damaged floor joists
- c. Replacement of approximately 20 linear feet of band joist
- d. Installation of new subfloor in approximately 15' x 3' affected area, including extension into adjacent closet area as needed
- e. Repair of framing at door opening, including 2 jack studs, base plate under door, and localized framing around approximately 6-foot-wide door opening
- f. Removal and replacement of approximately 14' x 10' drywall area
- g. Installation, tape, float, and finish of replaced drywall
- h. Installation of new tile flooring at front entry area, approximately 3' x 10'

Please Note: This is a proposal based on the fact that the entire floor is Hardwood and it would be much more expensive to replace the entire floor versus putting a tile foyer pad down

- i. Installation of transition between new tile and existing hardwood flooring
- j. Minor trim and finish adjustments as needed
- k. Replace 8 switches

20. Structural wall repair

- a. Removal and replacement of approximately 60% of the structural wall framing
- b. Replacement of the primary structural header
- c. Replacement of king studs, jack studs, cripple studs, sill framing, top plates, and associated framing
- d. Temporary structural support of roof loads while header and framing are removed
- e. Structural reconstruction to current code requirements
- f. Additional labor required due to concealed structural deterioration beyond original assumptions

21. Exterior siding

- a. Replace existing stone veneer at front door, accent wall with stone façade
- b. Includes demo of existing stone work, OSB, and vapor barrier
- c. Includes replacement of damaged framing
- d. Includes haul off service as well as scaffolding and any rigging equipment needed to safely remove the stone.
- e. Includes removal of window for safe storage while work is being done and reinstallation of window
- f. Includes flashing and ceiling of the window

22. Replacement of front door

Misc Exterior

23. Tree pruning

- a. Trim tree canopy approximately 30%

24. Replace mailbox

25. Cleaning

- a. Deep clean of entire house interior