



**SCOPE OF WORK FOR THE  
JONES MASTER BATH PROJECT  
(2.2.05)**

**001 New Master Bathroom:**

<b>Demolition:</b>	Remove existing guest bedroom carpet, trim, doors, and drywall (save existing drywall ceiling). Remove existing sub floor as needed for new plumbing waste and water lines. Remove existing closet structure.
<b>Floor:</b>	Supply and install Stone Travertine Noce floor tile over standard mud set with electric warm floor system by electrical sub. <b>(\$10SF material allowance)</b>
<b>Ceiling:</b>	Sheetrock over or repair existing drywall, tape, skim, prime and paint with standard flat finish, color; Navajo White. Touch up attic insulation as needed.
<b>Walls:</b>	New and existing sheetrock, taped, primed and painted with basecoat color provided by homeowners specialty painter. Provide and install 4" mosaic tile backsplash and cap at tub <b>(\$15 SF material allowance for tile and \$10 LF material allowance for cap tile)</b>
<b>Shower Walls:</b>	Provide and install field tile <b>(\$8 SF material allowance)</b> , mosaic tile <b>(\$15 SF material allowance)</b> , and cap tile <b>(\$10 Lf material allowance)</b> over standard masonry board. Includes shampoo recess with glass center shelf and 72" high stone coffee cup shelf.
<b>Shower Bench:</b>	Provide and install tile bench top to match Bath floor tile and bench face to match mosaic wall tile.
<b>Shower Ceiling:</b>	Frame new shower ceiling to slop toward back wall. Provide and install tile ceiling <b>(\$8 SF material allowance)</b> over standard masonry board.
<b>Shower Floor:</b>	Provide and install stone travertine Noce floor tile cut to 4"x4" over standard mud set <b>(\$10 SF material allowance)</b>
<b>Tub Deck:</b>	Provide and install stone tile travertine Noce tub deck and tub deck face.
<b>Glass &amp; Mirrors:</b>	<b>\$2000 allowance</b> to fabricate and install Frameless glass shower door. Vanity decorative mirrors provided and installed by others.
<b>Doors:</b>	Reinstall salvaged closet door and hardware at water closet opening.
<b>Windows:</b>	No work to existing window Explore options for obscured panels
<b>Trim:</b>	Supply, install, and finish new oak base and casing to match existing.
<b>HVAC:</b>	Relocate one supply and eliminate one return duct. Vent two new bath fans out existing roof. Supply and install new standard drop-in grills for all.
<b>Plumbing:</b>	Rough in and install two vanity sinks, two faucets, one toilet, one tub & tub valve, and one shower valve with rain head. Supply and install steam shower unit for shower, unit to be installed in adjacent hall closet.
<b>Plumbing Fixtures:</b>	Supply and install plumbing fixtures <b>(\$5000 fixture allowance)</b>
<b>Electrical:</b>	Provide and install 7 standard 6" Juno recess cans, 2 3" Iris shower cans, 2 Juno 4" recess cans, 2 GFI outlets, one cable TV line and outlet, 2 bath ventilation fans, 6 standard switches, 4 surface fixture openings, and 1 phone jack. Install 4 surface fixtures supplied by others. Wire for new Steam Shower unit. Supply and install electric warm floor w/ digital thermostat.
<b>Lighting:</b>	Four surface fixtures supplied by TWIST
<b>Cabinetry:</b>	Fabricate, finish, and install two custom oak vanities and one linen cabinet. Cabinets to be full overlay slab type doors with white melamine interiors similar to kitchen.
<b>Counter Tops:</b>	Fabricate and install two stone vanity tops with 4" splash and two stone wall-caps. All tops to be 1" Giallo Antico with a 1/8" eased edge detail.
<b>Other:</b>	Supply and install bath accessories <b>(\$1000 accessory allowance)</b> . Supply and install cabinet hardware <b>(\$12 each allowance)</b>