

JDL CONSTRUCTION, LLC

Louise Robson
29 High Point Cir. E. #208
Naples, FL 34103
Parcel: 50590640001
Legal: HIGH POINT COUNTRY CLUB GROUP 10 A CONDOMINIUM #208

SCOPE OF WORK

For the Project:

Kitchen Remodel
Floorings
Drywall and Paint

Areas of work are to be Kitchen, living, dining, hall, laundry No work in bedrooms or baths

Design of Plan Sets – Permitting

Design of remodel per customers preferences and provide plan set for permitting review
To obtain a Collier County Permit with all corresponding informational submittals and plan sets

Demo and Dumpster

Removal of all items necessary for remodel
NO MODIFICATIONS OF ANY STRUCTURAL OR RATED WALLS, BEAMS, COLUMNS, POSTS
NO DEMO OR ALTERATION OF RATED WALLS
NO TRENCHING OF CONCRETE SUB FLOOR
Includes removal of:
 Floorings, crown molding trims – living only
 Remove only selected non-structural partitions in kitchen
 Scraping of acoustical popcorn from living area ceiling

Fire Requirements

Provide Fire protection of holes and penetrations, existing and made of all PVC, metal, and plastic piping per FPC
Install of inter-connected smoke alarms in and outside of each sleeping room
No work on rated assemblies/tenant separation walls

Framing

Provide non-structural, non-combustible framing materials and labors
Per Proposed Plan
Includes framing of:
 Misc. items found after demo
 Plumbing, Electrical, Drywall and Cabinet blockings
 Soffit ceiling in kitchen for slim panel LED lighting, achieve a raised ceiling height

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Plumbing

Provide plumbing materials and labors
NO modifications of existing common vent and drain stacks
Drains to remain in existing locations

Finish item materials per Finish Schedule selections

Kitchen: H/C supply valves and lines
Rework of drain to repair cracked stack
Undermount sink, drain, faucet, disposal
Ice line

Electrical

Provide electrical materials and labors

Kitchen: Slim panel LEDs
GFCI – AFCI
Replacement of all devices throughout – switches, outlets, GFCI, plates

Drywall

Install of drywall onto all new framing members, partitions, soffits
Install of drywall onto holes made for fire, electrical, and plumbing needs
Removal of existing popcorn acoustic ceiling texture
Finish of drywall ceilings and walls to be light skip trowel
Square corner beads

Cabinets & Countertops

Provide cabinets and top materials and labors
Per shop drawings of agreed cabinet style and design
Selections made at Lovely KBC

Areas: Kitchen

Cabinets: Provide selected material on Finish Schedule and install
*Light rail, crown, toe kick, appliance panels, coordinating moldings included.

Countertops: Provide selected material on Finish Schedule, fabrication, and install
Countertops to be 3cm eased edge profile, quartzite

Kit backsplash: NONE

Cabinet Hardware: Provide selected material on Finish Schedule and install

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Millworks

Provide trims, materials, and labors
Provide selected material on Finish Schedule

Base trims in work areas only – match existing

Floorings

Provide selected material on Finish Schedule and install

Install of ½" cork underlayment

Install of LVL plank floating flooring

NOTE: Price includes flooring material only for bedrooms to install at later date.

Finishes

Painting

Ceilings, walls, doors, and trims, in specified work area only

One wall color – one trim and door color – one ceiling color