Home Remodeling
Project
PROJECT OBJECTIVE:

To remodel and repair the housing unit located at 73 Basking Brook Rd, Shelton, CT 06484. This is a single family house with 3 bedrooms and 2 and a half bathroom with area of 1800 square feet. The house is currently occupied by the Smith family.

SCOPE (SW1):

The Contractor shall provide all materials, labor and equipment necessary to clean, repair and provide a complete and usable home ready to occupy in accordance with the minimum standards as set forth in this scope of work.

- **Kitchens:** Design kitchen with unique and functional cooking and family living spaces with semi-custom cabinetry, available in rose wood, with features such as self-closing drawers, pull-out spice drawers, and vertical cookie sheet cabinets.
- **Remodels & New Construction:** Single and second story additions designed to blend architecturally with the original structure.
- **Bathrooms:** Custom master bathroom suite with an oversize soaking tub, separate showers with multiple shower heads and body spray system, also with double vanities with unique vessel sinks.
- **Specialty Items & Custom Cabinets:** Create a custom home theater, favorite fireplace and unique wine cellar, finishing touches and custom designs. Specialty lighting and accents to make the home comfortable, beautiful, and unique.

PROJECT JUSTIFICATION:

Remodel and repair is to be done based upon conditions. The current housing unit was repaired and remodeled in August of 2000. The housing unit needs to be repaired and remodeled because:

1. It’s showing areas of wear and damage.
2. To enhance the value of property.
3. To wring more functionality and create additional space.
4. To protect home from further deterioration.
5. To protect its very integrity and promote longevity.

PROJECT ASSUMPTIONS:

1. The project must be of high quality construction with materials that provide durability with a useful life of 50 years or over.
2. The project’s design must be compatible architecturally.
3. The project must be built to meet the construction, fire codes and safety standards established by the State of Connecticut, local and federal agencies.
4. The drainage must be accessible for ease of servicing to facilitate installation of updated systems, and meet all applicable codes.
5. There will be a market demand for the residential space.
6. The property value of the project will increase at least as much as the rate of inflation.
7. Project construction will enable the house to rent or sell, as appropriate, upon its completion.