

DESIGN PACKAGE

Home Remodeling  
Done Right.

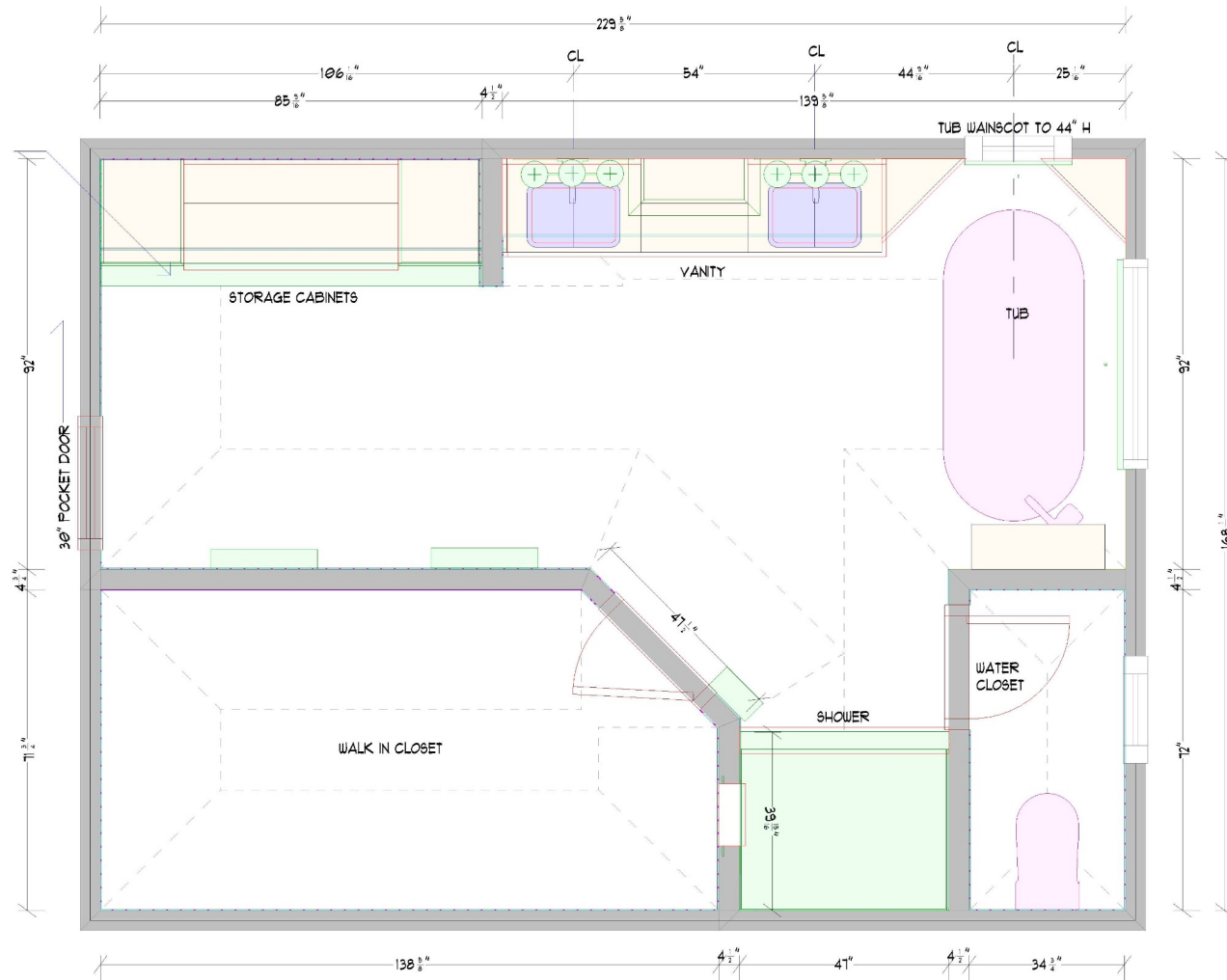


**SPRINGS**  
**HOME IMPROVEMENT**

Sample Design Package

# PROPOSED FLOOR PLAN

A 2D proposed floor plan will be designed and developed with computer drafting.



# 3 D R E N D E R I N G

A 3D rendering of your approved layout will be developed.



3 | PAID DESIGN PACKAGE



# SELECTION BOARD

A digital selection board will be created based on your approved selections.



4 | PAID DESIGN PACKAGE

# SCOPE OF WORK

A comprehensive Scope of Work will be written for the construction of your project.

Items	Description
<b>Admin and Project Oversight</b>	<ul style="list-style-type: none"> <li>- Project administration and management throughout project</li> <li>- Including sub contractor coordination, product procurement coordination, inventory of materials, product ordering and various other administrative tasks.</li> <li>- Confirmation and marking of plumbing, electrical, HVAC and framing locations during rough-in phase.</li> <li>-Project design and development throughout build.</li> <li>-Includes designer time to coordinate any design changes made after project has started.</li> <li>-Includes drawings and development of job site binder for project site</li> <li>-Includes final renderings and specification information</li> </ul>
<b>Product Pick up and Deliveries</b>	<ul style="list-style-type: none"> <li>- SHlco team to pick up and deliver materials required for the project build out.</li> <li>- Materials which will be directly delivered to the home are items from build.com. The ETA's will be provided to the clients upon receipt to SHlco team. UPS, FEDEX,</li> <li>- USPS deliveries are standard porch drop. Freight deliveries will be coordinated with SHlco, freight company and clients.</li> <li>-Freight deliveries will be left at the property and in many cases on a pallet. Freight drivers do not move pallets or materials into the garage or home.</li> </ul>
<b>Site Prep and Clean Up</b>	<ul style="list-style-type: none"> <li>- On demo day, SHlco will prep the entrances most used by our team and place floor protection</li> <li>- Plastic protection of furniture</li> <li>- We do our best to keep dust to a minimum, however it does have a tendency to travel</li> <li>- A temporary restroom facility can be provided for the project if the clients so desire. Additional cost for the temporary facility will be added to the project Construction Agreement upon final invoice.</li> </ul> <p>Clients responsibilities:</p> <ul style="list-style-type: none"> <li>- Clients are responsible for the removal of artwork, breakables, electronics, and personal items prior to the start date of construction</li> <li>- Proposal does not include the moving or storage of furniture in the locations new flooring is being installed; SHlco can coordinate the movement of furniture if the client requests, with an additional cost</li> <li>-**Client is currently responsible for the moving/ storage of all furniture and personal items on the jobsite.**</li> </ul> <ul style="list-style-type: none"> <li>- Final project site clean and removal of any product debris</li> <li>- Removal of all SHlco tools</li> <li>- A professional clean can be provided by SHlco at the clients request. Additional cost for the professional clean will be added to the Construction Agreement final invoice.</li> </ul>
<b>Demo</b>	<ul style="list-style-type: none"> <li>- Demo of master bathroom including: existing vanity, tub and frame, shower and shower pan, counter tops, mirror, vanity lights, toilet, baseboards, door casing, doors and open up the existing closet to accommodate for new cabinets. Remove existing entry door to accommodate for a new pocket door.</li> </ul>
<b>Debris Removal</b>	<ul style="list-style-type: none"> <li>- Project site debris removal via dump trailer on site and up to (1) trip(s) to the service station.</li> <li>- Clients to determine any items such as cabinets, which they would like to salvage on pre-construction day.</li> </ul>
<b>Framing</b>	<ul style="list-style-type: none"> <li>- Frame the pocket door opening at the entry</li> <li>- Frame 14" x 24" niche at the shower</li> <li>- Add extra blocking for a fold down bench in the shower</li> <li>- Frame opening to new closet; leave a 3" header, open walls flush to the entry wall, and leave full height wing wall between the vanity and closet</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li>- Update electrical in the master bathroom to include two new vanity light bars, replace light trim over tub with flush mount LED, replace toilet room light to flush mount LED, new LED light fixture over the shower, replace existing lights in the closet with flush mount LED's, replace both exhaust fans, add new LED in main part of bathroom &amp; one LED in the new folding zone, replace entry light fixture with flush mount LED. Two existing electrical outlets to remain and add new outlet at vanity.</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>- Remodel Bathroom.</li> <li>- Move tub drain and water to fit new free standing tub and tub filler provided by contractor.</li> <li>- Move shower drain 6-8" between floor joists without drilling joists. Install new p trap, piping and 3 pc drain.</li> <li>- Install contractor provided delta shower valve with diverter. Install rough in shower head and hand held sprayer.</li> <li>- Lav sink drains and water to stay where they are.</li> <li>- Trim-out plumbing with parts provided by contractor. Install new toilet, 2 lav faucets, tub filler, free standing tub, shower trim, (contractor to drill tile for shower bar and handheld sprayer.</li> </ul>

Items	Description
<b>Flooring Installations</b>	<ul style="list-style-type: none"> <li>- Install new LVT in main bathroom, new closet, walk in closet, and toilet room.</li> <li>- Install over existing roll out vinyl</li> <li>- Transition between bedroom carpet and new LVT</li> <li>- LVT to run lengthwise from the bathroom entry door to the tub, 1/3 offset.</li> </ul>
<b>Cabinet Installations</b>	<ul style="list-style-type: none"> <li>- Install new cabinets at the vanity area and in the closet. Toe kicks, crown molding, and any final cabinet details.</li> </ul>
<b>Tile Installations</b>	<ul style="list-style-type: none"> <li>- Tile around the tub at a 44" H wainscot 12 x 24 with 1/3 offset vertical application with 3/16" grout joint or less.</li> <li>- Tile in shower with 12 x 24 vertical 1/3 offset to ceiling (96" CH) same grout notes apply</li> <li>- 2 x 2 mosaic on the shower pan; pan kit provided by SHlco</li> <li>- 2 x 2 mosaic in back of niche</li> <li>- Schluter at all leading edges at the shower, around the tub and top of the tub wainscot, around the niche</li> <li>- Shower curb will have a quartz cap</li> <li>- (2) quartz shelves at the niche</li> <li>- NO bench</li> </ul>
<b>Finish Carpentry</b>	<ul style="list-style-type: none"> <li>- Install new vinyl baseboards throughout the bathroom, walk in closet and toilet area. (Profile and size are listed on the products page.)</li> <li>- Install new door casing at the entry pocket door</li> <li>- Existing shutters at windows to remain as is</li> <li>- Install new pocket door at entry</li> <li>- Existing door to walk in closet and toilet room to remain as is</li> </ul>
<b>Trim Out- Misc</b>	<ul style="list-style-type: none"> <li>- Installation of miscellaneous items such as door knobs, door stops, mirrors, towel bars, robe hooks, shower door, etc.</li> </ul>
<b>Paint</b>	<ul style="list-style-type: none"> <li>- Paint (3) doors, casings, and ceiling white</li> <li>- Paint walls: color TBD</li> </ul>
<b>Final Walk/ Invoice and Photos</b>	<ul style="list-style-type: none"> <li>- Final project site walk with SHlco (Springs Home Improvement) leadership/ Design team.</li> <li>- Verification of all completed punch list items</li> <li>- Final invoice</li> <li>- Final photos</li> </ul>
<b>Materials: ProSource</b>	<ul style="list-style-type: none"> <li>- Cabinet hardware:</li> <li>- 5-9/16" OVL L CAB PULL BRUSHED PEWTER</li> <li>- Tub:</li> <li>- OPUS ARPEGGIO</li> <li>- TUB/8731/WHITE/WHITE DRAIN COVER</li> <li>- PVC ISLAND TESTABLE TUB DRAIN (rapid connect drain)</li> <li>- Shower walls &amp; Wainscotting</li> <li>- CLASSIC 2.0 MATTÉ PRESSED FIELD</li> <li>- TILE 12X24 CALACATTA ORO</li> <li>- Shower Pan Tile:</li> <li>- CYPRESS BRONZE MOSAIC 2X2 - 12X12</li> <li>- Schluter Edging:</li> <li>- JOLLY EDGE TRIM 3/8" ALUM SATIN NICKEL</li> <li>- Grout &amp; caulking @ shower walls &amp; wainscotting:</li> <li>- PRS MAPEI ULTRACOLOR PLUS FA 25# FROST</li> <li>- Grout &amp; Caulking @ Shower Pan:</li> <li>- PRS MAPEI ULTRACOLOR PLUS FA 25# CHAMOIS</li> <li>- Bathroom floor &amp; Closet Floor:</li> <li>- PROMENADE - 16"X32" CINDER</li> <li>- END CAP - PROMENADE - 7" CINDER</li> <li>- Shower pan materials:</li> <li>- KERDI-SHOWER-KIT 48" X 48" PVC FLANGE 2"</li> <li>- KERDI-DRAIN GRATE KIT 4"</li> <li>- BRUSHED NICKEL PURE</li> </ul>
<b>Drywall</b>	<ul style="list-style-type: none"> <li>- Master bathroom drywall repairs as per new project design.</li> </ul>

Items	Description
<b>Cabinets: ProSource</b>	<ul style="list-style-type: none"> <li>- KOCH CLASSIC VICKSBURG DOOR - SHAKER EDGE RUSTIC BEECH -CABINETS</li> <li>- Bathroom Cabinets</li> <li>- Soft close doors and drawers</li> <li>- (5 PC) drawer headers</li> <li>- NO Hamper cabinet</li> </ul>
<b>Countertops</b>	<ul style="list-style-type: none"> <li>- Primary Bath</li> <li>- (Up To 4" Splash Is Included)</li> <li>- NuStone (in-stock quartz) CRYSTAL 3cm</li> <li>- Installation Regular</li> <li>- Edgework 3CM Standard</li> <li>- Two Undermount Sink Cutouts - Small</li> </ul> <p>Primary Bath Shower Curb &amp; Two Shower Niche Shelves - FOR PICK UP ONLY</p> <ul style="list-style-type: none"> <li>- with 1" Polish Back On Both Sides On Niche Shelves</li> <li>- NuStone (in-stock quartz) CRYSTAL 3cm</li> <li>- Edgework 3CM Flat Polish</li> <li>- Polish Full Underside Of Two Niche Shelves</li> </ul>
<b>Insulation</b>	<ul style="list-style-type: none"> <li>- Replace insulation as required from demo</li> </ul>
<b>Build Out Materials</b>	<ul style="list-style-type: none"> <li>- Required materials to complete the project, vinyl baseboards, door casings, pocket door frame, pocket door, door hardware and hinges, floor register covers, LED fixtures, etc.</li> </ul>
<b>Design &amp; Development Credit</b>	<ul style="list-style-type: none"> <li>- Design and Development Credit to the project of \$750 should the client approve and accept this Construction Agreement.</li> </ul>
<b>Build.com Materials</b>	<ul style="list-style-type: none"> <li>- (2 ea) sink faucets, (2 ea) sinks, TP holder, (2 ea) towel rings, robe hook, (2 ea) 24" towel bars, shower system, freestanding tub filler, tub and shower valves, toilet, (2 ea) exhaust fans, shower door, (2 ea) vanity lights.</li> </ul>



We will present your entire project, scope of work, specific materials chosen, renderings, and a fixed bid construction agreement, based on the design and selections that you approved.

## WHAT'S NEXT?

With a signed Construction Agreement, we will order materials and create an online project schedule. Once a schedule is established, a project manager will be assigned to your project and will oversee the details every step of the way through completion.