

# RESIDENTIAL PLANNING AND DESIGN

## MASTER BATH SPECIFICATIONS FOR RPAD CLIENT

Mm/dd/yyyy

*These specifications accompanying the furnished drawing can be used to discuss and negotiate your project with remodeling contractors or trade contractors for bidding purposes.*

1. **Permits:** 'Name of contractor' to obtain any necessary building permit. 'Name of contractor' to furnish a certificate of insurance showing General Liability and/or Worker's Compensation.
2. **Tear-out and demolition:** Master Bath: Remove shoe mold in master bath and water closet. Remove portion of baseboard that butts into vanity at toe kick. Remove existing ceramic tile floor and underlayment in master bath and water closet. Remove existing shower ceramic tile walls, glass walls and door, and shower valve. Save shower valve for re-installation. Remove toilet. Walk-in closet: Remove damaged portion of baseboard in master bath closet and replace. Carpet in walk-in closet to remain as is.
3. **Excavation and grading:** Not Applicable
4. **Concrete:** Not Applicable
5. **Masonry:** Not Applicable
6. **Floor framing:** Master Bath: Furnish and install cementitious underlayment on existing floor decking including the shower.
7. **Wall framing:** Master Bath: Furnish labor and material to frame new walls and curb of shower as per attached drawing. The two walls will be 96" high (the walls will not attach to the existing sloped ceiling). Furnish labor and material to block for new towel bar and robe hooks on new shower walls. Furnish labor and material to block for new grab bar, soap caddy and corner bench inside of shower.
8. **Roof framing:** Not Applicable
9. **Roof covering, flashing:** Not Applicable
10. **Exterior trim, porches, decks:** Not Applicable

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CONTRACTOR'S INITIALS \_\_\_\_\_ OWNER'S INITIALS \_\_\_\_\_

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11. **Siding:** Not Applicable
12. **Door and door trim:** Not Applicable
13. **Windows and window trim:** Not Applicable
14. **Plumbing:** Master Bath: Furnish and install:  
Shower drain. Drain cover to be chrome.  
Re-install shower valve.  
One Kohler KT397-4 Devonshire lever valve trim with a Kohler K12008 Fairfax single function shower head.  
Two Kohler K394-4 two-handle lever widespread lavatory faucets. Fixture finish to be brushed nickel.  
One Kohler K3422 Wellworth white elongated toilet with a Kohler K4636-0 Cachet quiet-close elongated toilet seat. Toilet location to be same as existing.
15. **Heating and A/C:** Not Applicable
16. **Electrical:** Master Bath: Rough-in wiring as per plans. Furnish and install new recessed shower light. Furnish and install dimmer switch for recessed light over shower. Install owner furnished vanity light. Install new GFIC receptacle at sink. Furnish and install a standard thermostat for new In-Floor heat kit.  
  
Any electrical or wiring changes that, by regulation, must be upgraded in accordance with the existing code are to be charged against the electrical allowance. All utilities are to be paid by the owner during the construction period.
17. **Insulation:** Not Applicable
18. **Interior wall covering:** Master Bath: Furnish, install and finish smooth gypsum board on exterior of new shower walls. Furnish and install cementitious board on interior of shower walls. Furnish and install ceramic tile on interior of shower walls. Shower Tile: Shower floor tile is unpolished Crossville Empire 1" x 1" mosaic, color is Cognac. The lower half of shower walls to be three rows of polished Crossville Empire 14" x 14" in a running bond pattern, color to be Cognac. Above the running bond will be a 6" strip of polished Emperador Dark in a straight pattern. Above the strip will be polished Crossville Empire 14" x 14" in a diagonal pattern with one strip of the polished Emperador Dark separating each tile. Bullnose is polished Crossville Empire 3" x 14" along edge. Grout is color is Mushroom #10 unsanded. See attached drawing.
19. **Ceiling covering:** Not Applicable
20. **Millwork, trim, stairs:** Master Bath: Furnish and install stain grade oak shoe mold. Furnish and install baseboard to match existing. Furnish and install trim on top of new shower walls and two existing half walls. Walk-in closet: Furnish and install baseboard to replace damaged portion of baseboard in master bath closet.

21. **Cabinets and appliances:** Master Bath: Furnish and install:  
HomeCrest cherry vanity with Jamison style raised panel full overlay door with a burgundy stain. Vanity is 66" w x 21" d x 31-1/2" h (33" high with countertop). Vanity to have two doors with center bank of drawers. Furnish and install HomeCrest designer hardware with a brushed nickel finish. Owner to choose hardware.  
Silestone countertop, color Mahogany 3002, on the new vanity with back, right and left splash.  
Two Kohler K2211 Caxton white undermount single bowl (19" x 15") lavatories.
22. **Specialties:** Master Bath: Furnish and install:  
One Kohler K-10552BN Devonshire 30" towel bar with a brushed nickel finish.  
Two Kohler K-10555BN Devonshire robe hooks with a brushed nickel finish.  
One 24" stainless steel grab bar.  
One Noble #304 Wide Combo Niche soap caddy in shower. Unit outside dimensions is 14 1/4" x 22 1/2" x 3 1/2". Owner to specify location.  
One 30" wide x 84" high swing-hinged glass shower door. Glass to be tempered obscure 3/16" rain glass with brushed nickel finish frame.
23. **Floor coverings:** Master Bath: Furnish and install ceramic tile in master bath and water closet. Floor tile is polished Crossville Empire 20" x 20" in a diagonal pattern, color is Cognac. Grout is color is Mushroom #10 sanded.
24. **Painting:** Master Bath: Paint master bath walls to match existing color as close as possible using locally available material. Stain new shoe mold to match existing vanity as close as possible. Stain trim on top of new shower walls and existing half-walls. Paint all trim, windows and door sides facing inside the bathroom. Paint the lower ceiling at the entrance into the bathroom. Prime and paint new baseboard changes at the three vanity toe kick areas.  
Walk-in closet: Prime and paint new baseboard portion.
25. **Clean-up:** Job site will be neat and orderly at all times. Safety is a priority. Job site will be left broom cleaned daily. All job materials and debris will be removed from the premises at the end of the job. A portable toilet will be placed on the job site for the duration of the project.