

Scope of Work

Project: Full Gut Renovation - 2,295 SF Baltimore Rowhome (Sample)

Client: To Be Assigned

Location: 123 Main St, Baltimore, MD 211XX, USA

Date: May 05, 2026

Contract Value: \$266,864.50

Contractor: Candew Construction Corporation Inc

1. Project Overview (SAMPLE)

This Scope of Work covers a complete gut renovation of a 2,295 square foot Baltimore rowhome located at 123 Main St, Baltimore, MD 211XX. The project includes full demolition and trash removal, roofing replacement, framing and structural work, window and exterior door replacement, complete electrical system upgrade, new plumbing throughout, HVAC installation, insulation, drywall, kitchen renovation, bathroom renovations (2.5 baths), interior doors and stairs, trim and millwork, flooring on all levels, interior and exterior painting, window coverings, concrete and masonry work, and deck and fence construction.

2. Tasks and Deliverables

Demo & Trash Removal

- Demo Drywall and Ceilings (46.0 HRS)
- Demo Flooring (All Levels) (46.0 HRS)
- Demo Cabinets and Countertops (8.0 HRS)
- Demo Plumbing Fixtures (8.0 HRS)
- Demo Electrical Fixtures (6.0 HRS)
- Demo Trim and Doors (12.0 HRS)
- Demo Windows (17.0 HRS)
- Demo Bathtub and Shower Surrounds (8.0 HRS)
- Demo Toilets and Vanities (6.0 HRS)
- Debris Haul-Away and Disposal (24.0 HRS)
- Dumpster Rental (30-yard, 6 pulls) (6 EA)

Roofing

- TPO Roofing Membrane (765.0 SF)
- Polyiso Insulation Board (2-inch) (765.0 SF)
- Metal Edge Trim/Drip Edge (120.0 LF)
- Roof Drain Assembly (2 EA)
- Flashing and Sealant (1 LS)
- Roofing Adhesive and Fasteners (1 LS)
- Roofing Labor (32.0 HRS)

Framing & Structural

- 2x4 Studs (16 OC) (400 EA)
- 2x4 Pressure-Treated Plates (Basement) (60.0 LF)
- 2x4 Top and Bottom Plates (536.0 LF)
- Plywood Sheathing (1/2-inch) (20 EA)
- Door Headers (2x6) (20 EA)
- Framing Nails and Fasteners (1 LS)
- Metal Brackets and Connectors (1 LS)
- Framing Labor (72.0 HRS)

Windows & Exterior Doors

- 60x36 Double-Hung Vinyl Replacement Window (17 EA)
- Exterior PVC Trim Kit (per window) (17 EA)
- Window Flashing Tape and Sealant (17 EA)
- Low-Expansion Foam Insulation (per window) (17 EA)
- Window Installation Labor (68.0 HRS)
- 36-inch Steel Security Entry Door (1 EA)
- Exterior Entry Door Lever and Deadbolt Set (1 EA)
- 32-inch Steel Security Door (Basement) (1 EA)
- Exterior Entry Door Lever and Deadbolt Set (1 EA)
- 32-inch Steel Security Door (Kitchen) (1 EA)
- Exterior Entry Door Lever and Deadbolt Set (1 EA)
- Weatherstripping and Threshold Kit (3 doors) (3 EA)
- Exterior Door Installation Labor (18.0 HRS)

Electrical

- 200-Amp Cutler Hammer BR Main Panel (1 EA)
- 200-Amp Meter Base (1 EA)
- SE Cable (2/0 Aluminum, 150 ft) (150.0 LF)
- Cutler Hammer BR Circuit Breakers (assorted) (30 EA)
- Romex 14/2 Wire (2000.0 LF)
- Romex 12/2 Wire (1500.0 LF)
- Romex 10/3 Wire (appliance circuits) (200.0 LF)
- Standard Outlets (40 EA)
- GFCI Outlets (10 EA)
- Light Switches (single-pole) (20 EA)
- 3-Way Switches (6 EA)
- Outlet and Switch Plates (76 EA)
- Electrical Boxes (assorted) (76 EA)
- 6-inch LED Recessed Light Kit (16 EA)
- Ceiling Fan with Light Kit (3 EA)
- Fan-Rated Electrical Box (3 EA)
- Wire Staples, Connectors, and Misc Hardware (1 LS)
- Smoke and CO Detectors (hardwired) (8 EA)
- Electrical Permit and Inspection (1 EA)
- Electrical Labor (120.0 HRS)

Plumbing

- 3/4-inch PEX Tubing (main runs) (300.0 LF)
- 1/2-inch PEX Tubing (branch lines) (400.0 LF)
- PEX Fittings and Crimp Rings (1 LS)
- PEX Manifold System (1 EA)
- 2-inch PVC DWV Pipe (200.0 LF)
- 3-inch PVC DWV Pipe (100.0 LF)
- 4-inch PVC DWV Pipe (main stack) (60.0 LF)
- PVC DWV Fittings (assorted) (1 LS)
- Gas Line Black Iron Pipe and Fittings (1 LS)
- Gas Shut-off Valves (3 EA)
- Water Shut-off Valves (supply) (12 EA)
- Pipe Hangers, Straps, and Supports (1 LS)
- Plumber's Putty, Teflon Tape, and Sealant (1 LS)
- Plumbing Permit and Inspection (1 EA)
- Plumbing Labor (80.0 HRS)

HVAC

- 4-Ton Heat Pump Condensing Unit (1 EA)
- Air Handler with Electric Heat Strip (1 EA)
- Programmable Thermostat (1 EA)
- Supply Ductwork (galvanized sheet metal) (2295.0 SF)
- Return Ductwork and Plenums (1 LS)
- Supply Registers and Grilles (18 EA)
- Return Air Grilles (6 EA)
- Duct Insulation and Tape (1 LS)
- Refrigerant Line Set (1 EA)
- Condensate Drain Line and Pump (1 EA)
- HVAC Mounting Pad and Disconnect (1 EA)
- HVAC Permit and Inspection (1 EA)
- HVAC Installation Labor (80.0 HRS)

Insulation

- R-15 Batt Insulation (Exterior Walls) (2040.0 SF)
- R-30 Batt Insulation (Attic Floor) (765.0 SF)
- R-13 Batt Insulation (Basement Ceiling) (765.0 SF)
- Closed-Cell Spray Foam (Rim Joists/Penetrations) (120.0 SF)
- Vapor Barrier (6-mil poly) (2040.0 SF)
- Insulation Supports and Fasteners (1 LS)
- Insulation Labor (48.0 HRS)

Drywall

- 1/2-inch Drywall Sheets (standard) (170 EA)
- 1/2-inch Moisture-Resistant Drywall (baths/kitchen) (20 EA)
- Joint Compound (5-gallon buckets) (18 EA)
- Drywall Tape (23 ROLL)
- Corner Bead (200.0 LF)

- Drywall Screws (18 LB)
- Drywall Labor (Hang, Tape, Finish Level 4) (200.0 HRS)

Kitchen

- Stock Base Cabinets with Hardware (8.0 LF)
- Stock Wall Cabinets with Hardware (8.0 LF)
- Granite Countertops (installed) (18.0 SF)
- Standard Double Bowl Kitchen Sink (1 EA)
- Single-Lever Kitchen Faucet (1 EA)
- Subway Tile Backsplash Material (30.0 SF)
- Backsplash Thinset and Grout (1 LS)
- Tile Installation (80.0 SF)
- Stainless Steel Refrigerator (1 EA)
- Gas Range (30-inch) (1 EA)
- Over-Range Microwave (1 EA)
- Dishwasher (1 EA)
- Garbage Disposal (1/2 HP) (1 EA)
- Kitchen Installation Labor (48.0 HRS)

Bathrooms

Full Bath #1:

- 24-inch Builder-Grade Vanity (1 EA)
- Single-Lever Faucet (1 EA)
- Bathtub (60-inch) (1 EA)
- Single Lever Diverter Valve (1 EA)
- Shower Head and Arm (1 EA)
- Shower Niche Insert (In-Wall) (1 EA)
- Cement Board (tub surround) (6 EA)
- RedGard Waterproofing (2 GAL)
- Tile Installation (90.0 SF)
- Comfort Height Toilet (1 EA)
- Wax Ring and Mounting Kit (1 EA)
- Toilet Supply Line and Valve (1 EA)
- Medicine Cabinet (1 EA)
- Bath Hardware Set (towel bar, TP holder, robe hook) (1 SET)
- Schluter Edge Trim (16.0 LF)
- Silicone Caulk (4 TUBE)

Full Bath #2:

- 24-inch Builder-Grade Vanity (1 EA)
- Single-Lever Faucet (1 EA)
- Fiberglass Shower Pan (1 EA)
- Acrylic Shower Surround Kit (1 EA)
- Single Lever Shower Valve (1 EA)
- Shower Head and Arm (1 EA)
- Shower Niche Insert (In-Wall) (1 EA)
- Shower Door (Sliding Glass) (1 EA)
- Comfort Height Toilet (1 EA)

- Wax Ring and Mounting Kit (1 EA)
- Toilet Supply Line and Valve (1 EA)
- Tile Installation (35.0 SF)
- Medicine Cabinet (1 EA)
- Bath Hardware Set (1 SET)

Powder Room:

- 24-inch Vanity with Faucet (1 EA)
- Comfort Height Toilet (1 EA)
- Wax Ring and Mounting Kit (1 EA)
- Toilet Supply Line and Valve (1 EA)
- Mirror/Medicine Cabinet (1 EA)
- Bath Hardware Set (1 SET)
- Bathroom Installation Labor (2.5 baths) (60.0 HRS)

Interior Doors & Stairs

- Prehung Molded 6-Panel Hollow-Core Interior Door 32x80 (15 EA)
- Interior Door Knob Set Round Passage (12 EA)
- Interior Door Knob Set Round Privacy (3 EA)
- Door Stop Wall-Mounted Rubber (15 EA)
- Oak Stair Treads (36-inch) (14 EA)
- Stair Risers (primed poplar) (14 EA)
- Interior Handrail (oak) (28.0 LF)
- Newel Posts (4 EA)
- Balusters (42 EA)
- Handrail Brackets and Hardware (1 LS)
- Door and Stair Installation Labor (56.0 HRS)

Trim & Millwork

- 5-1/4" White Primed Baseboard (460.0 LF)
- 3/4-inch Quarter Round Shoe Moulding (460.0 LF)
- Crown Moulding (Living/Dining Room) (80.0 LF)
- Trim Caulk and Paint (1 LS)
- Trim Installation Labor (40.0 HRS)

Flooring

- Luxury Vinyl Plank Flooring (Basement) (765.0 SF)
- LVP Underlayment (765.0 SF)
- LVP Transitions and Trim (1 LS)
- 3/4-inch Solid Hardwood Flooring (First Floor) (765.0 SF)
- Hardwood Flooring Nails and Adhesive (1 LS)
- Hardwood Stain and Polyurethane Finish (1 LS)
- Builder-Grade Carpet with Pad (Second Floor) (765.0 SF)
- Carpet Tack Strips and Seam Tape (1 LS)
- Flooring Transitions (all levels) (1 LS)
- Flooring Installation Labor (All Levels) (56.0 HRS)

Painting

- Interior Wall Paint (base color, 5-gal buckets) (12 EA)
- Ceiling Paint (flat white, 5-gal buckets) (3 EA)
- Trim Paint (semi-gloss white, 1-gal) (6 EA)
- Primer (new drywall, 5-gal buckets) (6 EA)
- Paint Supplies (rollers, brushes, tape, drop cloths) (1 LS)
- Exterior Painting Budget (1 LS)
- Curb Appeal / Landscaping Allowance (1 LS)
- Interior Painting Labor (80.0 HRS)

Window Coverings

- Standard Window Blinds/Shades (17 EA)
- Window Covering Installation Labor (8.0 HRS)

Concrete & Masonry

- Concrete 4000 PSI (sidewalk, 45 SF x 4-inch) (1 CY)
- #4 Rebar (sidewalk) (60.0 LF)
- Concrete Forms and Stakes (sidewalk) (1 LS)
- Concrete 4000 PSI (4 steps) (1 CY)
- #4 Rebar (steps) (40.0 LF)
- Step Forms and Bracing (1 LS)
- Steel Pipe Handrail (galvanized) (8.0 LF)
- Concrete 4000 PSI (parking pad, 180 SF x 4-inch) (3 CY)
- #4 Rebar (parking pad) (180.0 LF)
- Concrete Forms and Stakes (parking pad) (1 LS)
- Expansion Joints and Sealant (1 LS)
- Clear Penetrating Concrete Sealer (2 GAL)
- Concrete and Masonry Labor (40.0 HRS)

Deck & Fence

- Pressure-Treated Deck Boards (5/4x6) (80.0 SF)
- Pressure-Treated Joists (2x8) (12 EA)
- Ledger Board and Flashing (1 LS)
- Concrete Footings (sonotubes) (4 EA)
- Post Bases and Hardware (4 EA)
- Deck Screws and Joist Hangers (1 LS)
- Deck Railing Kit (1 LS)
- PT Stair Stringers (8 steps) (3 EA)
- PT Stair Treads (8 steps) (8 EA)
- 6-foot Privacy Fence Panels (PT wood) (8 EA)
- Fence Posts (4x4 PT, 8-foot) (10 EA)
- Fence Gate with Hardware (1 EA)
- Post Concrete (fence) (10 EA)
- Fence Fasteners and Hardware (1 LS)
- Deck and Fence Installation Labor (48.0 HRS)

3. Schedule

Estimated duration: Approximately 16-20 weeks (based on 1,335 total labor hours)

General Phase Sequence:

1. Demo & Trash Removal
 2. Roofing
 3. Framing & Structural
 4. Windows & Exterior Doors
 5. Rough Electrical, Plumbing, HVAC
 6. Insulation
 7. Drywall
 8. Kitchen and Bathrooms
 9. Interior Doors & Stairs
 10. Trim & Millwork
 11. Flooring
 12. Painting
 13. Window Coverings
 14. Concrete & Masonry
 15. Deck & Fence
 16. Final Inspections and Punch List
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4. Materials and Finishes

Flooring:

- Basement: Luxury Vinyl Plank (765 SF)
- First Floor: 3/4-inch Solid Hardwood with stain and polyurethane finish (765 SF)
- Second Floor: Builder-Grade Carpet with pad (765 SF)

Kitchen:

- Stock cabinets (base and wall)
- Granite countertops (18 SF)
- Subway tile backsplash
- Stainless steel appliances (refrigerator, gas range, microwave, dishwasher)

Bathrooms:

- Full Bath #1: 60-inch bathtub with tile surround, 24-inch vanity, comfort height toilet
- Full Bath #2: Fiberglass shower pan with acrylic surround and sliding glass door, 24-inch vanity, comfort height toilet
- Powder Room: 24-inch vanity, comfort height toilet

Windows & Doors:

- 60x36 Double-Hung Vinyl Replacement Windows (17 total)
- Steel security entry doors (3 total)
- Prehung 6-Panel Hollow-Core Interior Doors (15 total)

Trim & Millwork:

- 5-1/4" White Primed Baseboard

- 3/4-inch Quarter Round Shoe Moulding
- Crown Moulding in Living/Dining Room
- Oak stair treads and handrails

HVAC:

- 4-Ton Heat Pump System with air handler and electric heat strip
- Programmable thermostat
- Galvanized sheet metal ductwork

Electrical:

- 200-Amp service upgrade with Cutler Hammer BR panel
- LED recessed lighting (16 units)
- Ceiling fans with lights (3 units)
- Hardwired smoke and CO detectors (8 units)

Roofing:

- TPO Roofing Membrane with 2-inch Polyiso insulation board

Insulation:

- R-15 Batt (exterior walls)
- R-30 Batt (attic floor)
- R-13 Batt (basement ceiling)
- Closed-cell spray foam (rim joists/penetrations)

5. Acceptance Criteria

Work is considered complete when:

- ☐ All scope items listed above are finished per specifications
- ☐ All required permits obtained and inspections passed (Electrical, Plumbing, HVAC)
- ☐ Work areas are cleaned and debris removed
- ☐ Client walkthrough completed and punch list items addressed
- ☐ All appliances installed and operational
- ☐ All systems tested and functional

6. Payment Terms and Conditions

Payment terms to be established in the contract agreement. Standard terms may include:

- Deposit upon contract signing
- Progress payments tied to completion milestones
- Final payment upon project completion and client acceptance

All work to be performed in accordance with applicable building codes and permit requirements. Changes to the scope of work must be documented in writing and may result in adjustments to the contract value and schedule.

7. Signatures

Contractor:

Candew Construction Corporation Inc

Signature: _____ Date: _____

Client:

Signature: _____ Date: _____