

Project Schedule

Full Gut Renovation — 123 Main St Sample Estimate

2,295 SF Baltimore Rowhome (3-Level)

Prepared by: Candew Construction Corporation Inc

Date: May 5, 2026

Estimated Duration: 18 Weeks

Project Overview

This schedule outlines the sequencing and target completion dates for the full gut renovation of a 2,295 square foot, 3-level Baltimore rowhome. Work is organized in proper construction sequence to ensure efficient workflow, timely inspections, and quality completion.

Start Date: Week 1 (TBD)

Target Completion: Week 18

Phase 1: Demolition & Prep

Duration: Weeks 1–2

Week 1

- ☐ Mobilization and site protection
- ☐ Utility disconnects and safety setup
- ☐ Demo drywall and ceilings (all levels)
- ☐ Demo flooring (all levels)
- ☐ Demo trim and doors

Week 2

- ☐ Demo cabinets and countertops
- ☐ Demo plumbing fixtures, toilets, and vanities
- ☐ Demo electrical fixtures
- ☐ Demo bathtub and shower surrounds
- ☐ Demo windows
- ☐ Debris haul-away and dumpster pulls

Milestone: Demo Complete — End of Week 2

Phase 2: Structural & Rough-In Trades

Duration: Weeks 3–7

Week 3: Framing & Structural

- ☐ Install 2x4 studs and plates (all levels)
- ☐ Install door headers
- ☐ Plywood sheathing repairs
- ☐ Metal brackets and connectors

Week 4: Windows & Exterior Doors

- ☐ Install 17 vinyl replacement windows
- ☐ Install exterior PVC trim and flashing
- ☐ Install 3 steel security doors (front, basement, kitchen)
- ☐ Weatherstripping and threshold installation

Week 5: Plumbing Rough-In

- ☐ Install PEX tubing (main runs and branch lines)
- ☐ Install PEX manifold system
- ☐ Install PVC DWV piping (2", 3", 4")
- ☐ Gas line black iron pipe installation
- ☐ Water and gas shut-off valves

Week 6: Electrical Rough-In

- ☐ Install 200-amp panel and meter base
- ☐ Run SE cable and circuit breakers
- ☐ Install Romex wiring (14/2, 12/2, 10/3)
- ☐ Set electrical boxes throughout
- ☐ Rough wiring for outlets, switches, and fixtures

Week 7: HVAC Rough-In

- ☐ Install supply and return ductwork
- ☐ Install air handler mounting
- ☐ Install refrigerant line sets
- ☐ Run condensate drain lines

Milestone: Rough-In Complete — End of Week 7

Milestone: Rough Inspection (Plumbing, Electrical, HVAC) — Week 7

Phase 3: Insulation & Drywall

Duration: Weeks 8–10

Week 8: Insulation

- ☐ Install R-15 batt insulation (exterior walls)
- ☐ Install R-30 batt insulation (attic floor)
- ☐ Install R-13 batt insulation (basement ceiling)

- ☐ Closed-cell spray foam (rim joists/penetrations)
- ☐ Vapor barrier installation

Milestone: Insulation Complete — End of Week 8

Weeks 9–10: Drywall

- ☐ Hang 1/2" drywall (standard areas)
- ☐ Hang moisture-resistant drywall (baths/kitchen)
- ☐ Tape and mud all joints
- ☐ Install corner bead
- ☐ Finish to Level 4
- ☐ Sand and prep for paint

Milestone: Drywall Complete — End of Week 10

Phase 4: Finishes — Part 1

Duration: Weeks 11–13

Week 11: Painting — Prime and First Coat

- ☐ Prime all new drywall surfaces
- ☐ First coat on walls (base color)
- ☐ Ceiling paint (flat white)

Week 12: Flooring

- ☐ Install LVP flooring (basement — 765 SF)
- ☐ Install hardwood flooring (first floor — 765 SF)
- ☐ Stain and polyurethane hardwood finish
- ☐ Install carpet with pad (second floor — 765 SF)
- ☐ Install all flooring transitions

Milestone: Flooring Complete — End of Week 12

Week 13: Painting — Final Coats

- ☐ Final coat on walls
- ☐ Trim paint (semi-gloss white)
- ☐ Touch-ups and detail work

Milestone: Interior Painting Complete — End of Week 13

Phase 5: Finishes — Part 2

Duration: Weeks 14–16

Week 14: Kitchen & Bathrooms — Cabinets & Tile

- ☐ Install kitchen base and wall cabinets
- ☐ Install granite countertops
- ☐ Install subway tile backsplash
- ☐ Install bathroom vanities (3)
- ☐ Install tub surround tile (Full Bath #1 — 90 SF)
- ☐ Install shower surround (Full Bath #2)
- ☐ Install bathroom floor tile (35 SF)

Week 15: Trim & Interior Doors

- ☐ Install 5-1/4" baseboard (460 LF)
- ☐ Install quarter round shoe moulding (460 LF)
- ☐ Install crown moulding (living/dining — 80 LF)
- ☐ Install 15 prehung interior doors
- ☐ Install door hardware (passage and privacy knobs)
- ☐ Install door stops
- ☐ Caulk and paint trim

Week 15 (continued): Interior Stairs

- ☐ Install oak stair treads and risers (14 steps)
- ☐ Install interior handrail (28 LF)
- ☐ Install newel posts (4) and balusters (42)

Week 16: Plumbing Fixtures

- ☐ Install kitchen sink and faucet
- ☐ Install garbage disposal
- ☐ Connect dishwasher
- ☐ Install toilets (3)
- ☐ Install bathtub and shower valves/heads
- ☐ Install bathroom faucets
- ☐ Install medicine cabinets and bath hardware

Week 16 (continued): Electrical Fixtures

- ☐ Install outlets and switches (76)
- ☐ Install cover plates
- ☐ Install recessed lights (16)
- ☐ Install ceiling fans with lights (3)
- ☐ Install smoke and CO detectors (8)

Week 16 (continued): HVAC Final

- ☐ Install 4-ton heat pump condensing unit
- ☐ Install supply registers and grilles (18)
- ☐ Install return air grilles (6)
- ☐ Install programmable thermostat
- ☐ System startup and test

Phase 6: Exterior Work

Duration: Weeks 14–16 (Concurrent with Interior Finishes)

Weeks 14–15: Roofing

- ☐ Install polyiso insulation board
- ☐ Install TPO roofing membrane
- ☐ Install metal edge trim/drip edge
- ☐ Install roof drains (2)
- ☐ Flashing and sealant

Week 15: Concrete & Masonry

- ☐ Pour sidewalk (45 SF)
- ☐ Form and pour front steps (4 steps)
- ☐ Install steel pipe handrail
- ☐ Pour parking pad (180 SF)
- ☐ Apply concrete sealer

Week 16: Deck & Fence

- ☐ Install deck footings and framing
- ☐ Install deck boards (80 SF)
- ☐ Build deck stairs (8 steps)
- ☐ Install deck railing
- ☐ Install privacy fence (8 panels)
- ☐ Install fence gate

Week 16 (continued): Exterior Painting & Curb Appeal

- ☐ Exterior painting
- ☐ Landscaping and curb appeal

Phase 7: Final Completion

Duration: Weeks 17–18

Week 17: Kitchen Appliances & Window Coverings

- ☐ Install refrigerator
- ☐ Install gas range
- ☐ Install over-range microwave
- ☐ Install dishwasher (final connection)
- ☐ Install window blinds/shades (17 windows)

Milestone: All Fixtures & Appliances Installed — End of Week 17

Week 17 (continued): Punch List

- ☐ Walk-through inspection
- ☐ Compile punch list items
- ☐ Address all deficiencies
- ☐ Touch-up paint
- ☐ Final cleaning

Week 18: Final Inspections & Closeout

- ☐ Final electrical inspection
- ☐ Final plumbing inspection
- ☐ Final HVAC inspection
- ☐ Final building inspection
- ☐ Obtain Certificate of Occupancy
- ☐ Final walkthrough with owner
- ☐ Project handoff and closeout

Milestone: Final Inspection Passed — Week 18

Milestone: PROJECT COMPLETE — End of Week 18

Key Milestones Summary

Milestone	Target Date
Demo Complete	End of Week 2
Rough-In Complete	End of Week 7
Rough Inspection (MEP)	Week 7
Insulation Complete	End of Week 8
Drywall Complete	End of Week 10
Flooring Complete	End of Week 12
Interior Painting Complete	End of Week 13
All Fixtures & Appliances Installed	End of Week 17
Final Inspection Passed	Week 18
PROJECT COMPLETE	End of Week 18

Notes

- Schedule assumes standard lead times for materials and subcontractor availability
- Weather-dependent exterior work (roofing, concrete, deck) may require flexibility

- Permit inspections must be scheduled in advance; allow 2–3 business days notice
- Any owner-requested changes may impact timeline
- Weekly progress meetings recommended to track schedule adherence

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