

WORK ORDER — EGUDIEL TEAM · INTERNAL · NOT FOR THE CUSTOMER

5.5 days

agreed for this job · 10 lines

11111 Mallory test st · Hampton, VA

KITCHEN · DINING · LIVING · STRUCTURAL OPENING

Project Overview

Project: Kitchen Remodel — Open Concept**Kitchen:** 15'3" × 8'9" (133.4 sq ft)**Structure:** Load-bearing wall opened 16 ft — engineered LVL beam + 2 crawlspace piers**New electrical:** Dedicated circuits (range, microwave, fridge, island) + fixtures**Address:** 11111 Mallory test st, VA**Flooring area:** Whole floor plan — 389 sq ft (kitchen + dining + living)**Cabinets & countertops:** New — LC Cabinetry white shaker + quartz

Included Scope — Egudiel Team

10100 General Conditions & Management

- Jobsite protection and daily clean-up
- Coordination of the structural, rough-in and finish sequence

10101 Demolition & Debris Removal (kitchen + dining + living)

- Remove existing cabinets, counters and the layered old flooring across the whole 389 sq ft area
- Remove drywall at the wall opening only
- Baseboard carefully salvaged for reuse where possible

- Debris removal and haul-off with dumpster

10105 Framing — End Posts & Infill at the Opening

- End posts at each side of the opening (2 jack + 1 king per end)
- Plates and infill to close out the fully open wall

10107/10108 Drywall — rough install at the opening

- Hang drywall over the new framing at the wall opening (~200 sq ft, both faces)

10109 Baseboard & Trim

- Reinstall salvaged baseboard and supply new baseboard to match where pieces are missing
- Window casing and apron at the repaired window
- All new millwork primed and painted to match the existing trim

10110 Exterior Sill Replacement + J-Channel Repair

- Replace the rotten kitchen window sill — exterior side, cut rot back to sound wood
- Repair the exterior J-channel at the window

10115 Cabinets — LC Cabinetry white shaker, supply & install

- Upper and lower cabinets along the kitchen wall — uppers 36-in tall
- Island with built-in drawers and cabinets — seating for 5+ with bar overhang, walkable on both sides
- Trash/compost pull-out drawer bank
- One built-in tall pantry
- Receive, set, level and secure all cabinets and hardware

10117 LVP Flooring — Supply & Install (whole area)

- Durable, waterproof LVP — soft underfoot, budget-conscious selection
- New flooring runs the whole measured floor plan: kitchen, dining and living room
- Standard subfloor prep included (screw-downs, seams, light leveling)

10117 Transitions + Shoe Molding, Painted

- Transitions where the new floor meets other flooring
- Shoe molding / quarter round at the baseboard, primed and painted to match

10119 Appliances — Installation (homeowner-provided units)

- Set and connect the gas range
- Mount the over-the-range microwave
- Set and hook up the dishwasher (supply and drain)

Itemized Scope — Crew & Allowance

CREW / SERVICE	QUANTITY ALLOWANCE	
General Conditions & Management	1 job	0.5 days
Demolition & Debris Removal (kitchen + dining + living)	389 sq ft	1 day
Framing — End Posts & Infill at the Opening	1 opening	0.25 days
Drywall — rough install at the opening		0.75 days
Baseboard & Trim	1 lot	0.5 days
Exterior Sill Replacement + J-Channel Repair Window must come out and be re-set to reach the sill — included in this line, do not bill separately	1 window	0.5 days
Cabinets — LC Cabinetry white shaker, supply & install		0.5 days
LVP Flooring — Supply & Install (whole area)	389 sq ft	1 day
Transitions + Shoe Molding, Painted	1 lot	0.25 days
Appliances — Installation (homeowner-provided units)	3 units	0.25 days

Not Included

- ✗ Permits — none applied for (owner preference)
- ✗ New refrigerator (existing unit repositioned near the back door)
- ✗ Structural design / engineering review
- ✗ Rot or structural repairs beyond the beam, piers & sill — quoted after demo
- ✗ Painting beyond the kitchen
- ✗ Backsplash / tile work
- ✗ Exterior work beyond the window sill + J-channel
- ✗ Appliance units — homeowner-provided (installation included)
- ✗ Moving furniture or personal items beyond the appliances
- ✗ Utility / service upgrades

AGREED FOR THIS JOB

5.5 days

10 lines on this job
Egudiel Team

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These are your lines on this job and the time agreed for each one. Anything not on this page is not yours to carry. If the work on site is more than this page shows, **stop and call Jorge before going past the allowance.**

