

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

2 days

agreed for this job · 1 line

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 — Valerio Team

10103 Structural — LVL Beam + 2 Crawlspace Piers

- 3-Ply 1-3/4" × 11-7/8" 2.0E LVL beam for the 16-ft clear opening (16'-7" total length) with temporary shoring/bracing and bearing hardware
- Two (2) concrete piers installed under the crawlspace to support the new load path
- Loads carried through the floor down to the crawlspace piers and wall

Itemized Scope — Crew & Allowance

CREW / SERVICE

QUANTITY ALLOWANCE

Structural — LVL Beam + 2 Crawlspace Piers

1 beam + 2 piers2 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

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Valerio 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.**