



Scope and Sequence

<i>Who</i>	<i>Scope</i>	<i>Dates</i>
Menlo Construction	Deliver materials to job site	Wednesday, November 12
Menlo Construction	Demo master tub area and vanity Build pony wall Demo hallway bathroom and vanity (leave laundry room countertop for upstairs handwashing - Until right before templating.)	November 13 - 14
Menlo Construction	Carpet Installation main floor only	Saturday, November 15
Window Company	Remove windows, install siding, replace with smaller window	November 17 - 18
Menlo Construction	Continue Demo master tub area and vanity Build pony wall Demo hallway bathroom and vanity (leave laundry room countertop for upstairs handwashing - Until right before templating.)	November 17 - 19
Plumbing Company	Rough in master shower (ask about when we can demo upstairs shower? - do	November 20-21 (confirmed)

	they have a downstairs shower)	
Painting Company	Paint Exterior - 2 sides	November 19 - November 30 range
Menlo Construction	Install sheetrock - hall bathroom, ponywall	November 24
Menlo Construction	Demo laundry room sink	November 24 or 25th in AM
Counter Top Company	Template all countertops	December 1 (mid morning)
Menlo Construction	Set substrate for hallway bath tile, Set substrate for master bath tile	November 25 - 26
Menlo Construction	Tile hallway bathroom (accent stripe and niche)	December 8-December 19
Menlo Construction	Install LVP - hallway bathroom Install baseboards and door casing - hallway bathroom	December 20
Countertop Company	Install Vanity Tops - laundry countertop	December 11 (confirmed)
Plumbing Company	Set trims for hallway bathroom, laundry room and Decommission master shower	December 22 (confirmed)
Menlo Construction	Install curb for walk in shower, waterproof floor and substrate	December 22
Menlo Construction	Adjust electrical outlets on backsplash, Install linen closet	TBD
Homeowners out of town December 19-24		
Menlo Construction	Install LVP laundry room, master bathroom, water closet and walk in closet, Install Baseboards (verify with Jose about sequencing on this)	TBD (Before tile on curb) January 30-31 (tentative)

Commented [1]: Here's the accent tile we're looking for to go on the shower floor, vertical wall strip, and the back of the niche: [tile URL](#)

Menlo Construction	Finish carpentry - linen closet Add lighting for walk in shower	January 29
Menlo Construction	Tile master bathroom	January 2 - Feb 3
Menlo Construction	Install carpet in upstairs rooms Install LVP in bathrooms	January 17-18
Plumbing Company	Set trims for master shower Install Recirc system Repair handle in hallway shower	February 5 10 a.m. confirmed
Menlo Construction	Install LVP in master bathroom	February 7 (confirmed)
Electric Company	Install Chandelier	February 9 (confirmed)
Menlo Construction	Install baseboards, door casings, bathroom lighting, linen closet/cabinet	February 9/10
Drywall Specialist	Repair drywall	February 12/13 (confirmed)
Glass Shower Company	Template for shower enclosure Install shower enclosure (date TBD)	February 10 (confirmed) 8 a.m.
Painting Company	Paint rooms	February 17/18 to 23/24 confirmed 2/23 final painting Arrival on site at 7 a.m. 2/24 to put doors on (possibly put doors on 2/23 in afternoon)
Glass Shower Company	Install shower enclosure	2/24 confirmed ETA 9am-10am
Menlo Construction	Hang Mirrors, attach crown molding, install shelf.	2/24-2/27 (dependent on painters)
Menlo Construction	Walk-through	2/24
Menlo Construction/Workhorse Studios	Marketing photos	2/27 3:45 p.m.

Commented [2]: @customer Is it possible to do the carpeting on these dates instead? On the 17th, we would do 2 rooms of your choice (not the master yet). That evening you could jockey the furniture around after those are complete. On the 18th, we'd return to do the master, hallway and remaining room. Please let me know if that would work.

Commented [3]: We are going to be gone most of those two days. We can move all the furniture downstairs so you can install as needed. A couple of questions:
1. I assume we should clear out the lower rack of the closets?
2. Is LVP going in the laundry room and are we going to have to move the washer and dryer (that might be tricky)?

Commented [5]: @customer can one of you be there (José will be there, but they may want your input regarding how long you want them to leave the chain during the install.

Commented [6]: I will be out of town, but I'm sure my partner can plan to be here once they know the approximate time.

Commented [7]: Yes, I will be here. Thanks.

Commented [8]: @customer please not that I was able to move up the day they template your shower enclosure. Can one of you be there at 8 a.m. to give any input they may need regarding your preferences?

Commented [9]: Yes, I'll be there. Thank you!

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Date	Added Scope/Materials	Cost
11/21/2025	Replace window casing	\$540
1/22/26	Lighting - walk in shower Dimmer Switch	\$39.98 \$35.00
1/19/2026	Mirror ensuite - 3 mirrors from Wayfair	\$510
12/5/2025	Reduce scope of painting to just around new window and where new siding is installed, add on the bump out on the front of the house along with the window casing	Original \$2500 - actual \$1500 \$1000 - credit
12/9	Additional cost for outlet cutouts	\$220
	Outlet screws- master bathroom.	\$5
1/10	Difference in Carpet cost	\$325
11/20	Difference in Schluter cost	\$150.00
1/13	Transitions for flooring	\$140
1/23	Cost of chandelier	\$480
1/26	Installation of chandelier	\$720
2/9/26	Labor to install new shower lighting and switch (1.5 hours labor)	\$90
2/10/26	Baseboard credit	\$170 credit
2/13/26	Labor to install new hinges - kitchen/laundry (2.5 hours labor)	\$150
2/11	Cost of dining room light	\$200
2/24	Installation of hooks/ reinstallation of hinges for laundry door (1.5 hours labor)	\$90
2/25	Mirror installation/ installation of hooks/ installation of shelf/blinds (4.5 hours)	\$270
2/25	New wax ring and hoses for toilet	\$11.88
	Total change order items	\$2,806.86