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LAST UPDATE: 06/18/2026
VALID UNTIL: 12/18/2026

Interior finishing packages

- Concord Plan 2 - Optional add-ons
    - HVAC, electrical, & plumbing
    - Insulation, drywall, texture, & shower waterproofing
    - Flooring, tile, and cabinet installation

HVAC, electrical, & plumbing

$38,170.00

1. Provide and install a new Square D Homeline 100 amp 20 space, 40 circuit outdoor subpanel and AFCI or GFCI breakers to meet code requirements.
2. Install new electrical & plumbing rough in lines as per the approved MEP plan on page A1-111.
3. Provide and install a 2 zone Bosch 18k BTU mini split HVAC system.
4. Provide and install Panasonic 70/90 CFM bathroom exhaust fan.
5. Provide and install Rheem 40 gal electric water heater.
6. Provide and install standard outlets, GFCI outlets, and standard switches.
7. Install shower valve set, shower drain set or bath tub.
    a. Homeowner to provide desired shower valve set, shower drain set, or bath tub.
    b. Plumbing selections limited to products from:
        i. Moen
        ii. Delta
        iii. Kohler
        iv. American Standard
        v. Grohe

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8. Install 4” recessed lighting & exterior light fixtures.
    a. Shape GC to provide 4” interior LED recessed lighting.
    b. Homeowner to provide desired exterior light fixtures.
9. Conduct and pass mechanical, electrical, and plumbing inspections.

END OF SCOPE OF WORK

Insulation, drywall, & texture

$15,070.00

10. Insulate walls and ceilings with fiberglass batts in accordance with T-24 energy requirements.
11. Install new ⅝” drywall, tape,and texture the interior of the ADU.
    a. Level 4 smooth texture to be applied throughout the ADU.

END OF SCOPE OF WORK

Finish material installation

$51,040.00

12. Install interior doors & standard butted trims as per the approved door schedule.
    a. Shape GC to provide interior doors as per the preapproved interior door schedule on A3-101
13. Prime & paint interior walls, interior ceilings, & interior trims. Up to 2 colors; 1 for trims and 1 for walls & ceilings.
    a. Shape GC to provide interior paint.
14. Install engineered hardwood flooring or LVP and baseboards.
    a. Shape GC to provide quantity needed & materials lists with recommended vendors.
    b. Homeowner to purchase & provide desired flooring & baseboards
15. Install finished plumbing valves, vanity, toilet, and light fixtures.

   a. Shape GC to provide quantity needed & materials lists with recommended vendors.
   b. Homeowner to purchase & provide desired plumbing valves, vanity, toilet, fan and light fixtures.
16. Waterproof shower areas using Schluter Kerdi membrane waterproofing system and install tile on the bathroom floor, shower floor, and shower walls.
   a. Homeowner to provide desired tile & grout.
17. Install prefabricated cabinets & prefabricated quartz countertops.
   a. Shape GC to provide quantity & materials lists with recommended vendors.
   b. Homeowner to provide desired cabinets & countertops.
18. Install kitchen appliances; fridge, stove, exhaust vent, and dishwasher.
   a. Homeowner to provide desired appliances.

END OF SCOPE OF WORK

Clarifications

- **Deviations or modifications to the materials provided or the scope of work can be made but must be quoted separately. Please email us at *admin@shapegc.com* or call us at (925) 233-7988.**

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