



Scope Pack

Structured scope documentation built for pricing, review, coordination, and project handoff.

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| Prepared For | Contractors, estimators, project managers, and operations staff |
| Document Type | Scope Pack |
| Project / Reporting Context | Occupied residential interior renovation — sample production artifact |
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Document Purpose

- Establish a current working scope baseline for pricing, internal review, field validation, coordination, and revision continuity.
- Provide a trade-aware handoff reference that can be carried from estimating through PM review and field execution.

Scope Snapshot

- Occupied interior renovation with selective demolition, finish restoration, fixture replacement, and punch completion.
- Scope assumes visible and accessible conditions unless revised after field verification or limited opening.
- Pricing intent is primarily like-for-like finish replacement within designated work areas, not system redesign.
- Flooring, drywall, paint, trim, and lighting scopes require room-by-room quantity confirmation before issue.
- Likely review pressure points include substrate condition, fixture compatibility, staging inefficiency, and finish matching.
- Permit, code, and trade licensing triggers remain subject to contractor and AHJ verification where applicable.

Project Summary

This sample Scope Pack reflects a current working baseline for an interior renovation in an occupied residential property. The anticipated work includes selective demolition, drywall and surface repair, interior paint, finish carpentry touch work, flooring replacement, lighting replacement, minor electrical finish adjustments, and final punch corrections.

The document is structured for estimating review, PM coordination, field validation, and revision tracking. It is not a final means-and-methods directive and should be updated as quantities, selections, access conditions, and field findings are confirmed.

Scope Intent / Objective

- Support pricing alignment before estimate issue or revision.
- Provide a clean scope baseline for PM turnover and field review.
- Identify assumptions, exclusions, and coordination dependencies early.
- Maintain continuity when scope shifts, room counts change, or trade lines need clarification.

Scope Basis / Information Relied Upon

- Current working program for an occupied residential interior renovation.
- Visible conditions, room-level scope assumptions, and typical finish restoration sequencing.
- Available notes, photos, walk observations, and prior scope iterations where applicable.
- Preliminary fixture and finish intent, subject to final selection confirmation.
- No destructive investigation assumed unless specifically added by revision.

Site / Access Considerations

- Property is assumed occupied during at least part of the work sequence.
- Work areas require dust control, floor protection, and daily housekeeping discipline.
- Room access may need phased turnover and occupant coordination.
- Material staging, parking, and debris haul-off are assumed to follow standard residential access conditions unless site restrictions are identified.
- Extended mobilization time or fragmented room access can affect production efficiency and should be priced or clarified where material.

General Requirements / Project Controls

- Field verification is required before final issue, procurement, or installation.
- Document visible pre-existing damage in affected rooms before work starts.
- Maintain protection at floors, adjacent finishes, contents, and circulation paths.
- Sequence demolition, repair, finish work, and punch completion to minimize rework and occupied-site disruption.
- Use temporary lighting, containment, and access protection as needed to maintain safe working conditions.
- Professional review required before work or submission for any structural, electrical service, gas, fire/life-safety, or other regulated condition beyond finish-level scope.

Trade-by-Trade Scope of Work

Demolition

- Perform selective demolition at designated interior work areas only.
- Remove flooring finishes, affected trim, designated light fixtures, and localized damaged wall or ceiling material as required to complete visible scope.
- Limit removal to identified renovation areas unless additional work is authorized after field findings.

Drywall / Wall and Ceiling Repair

- Patch and repair wall and ceiling surfaces impacted by demolition, damage, or punch corrections.
- Tape, bed, sand, and prepare repaired areas to a paint-ready condition.
- Assumes localized finish repair, not broad reframing or concealed cavity correction.

Interior Paint

- Prepare repaired and affected surfaces, including sanding, spot priming, and standard finish prep.
- Apply paint at designated walls, ceilings, and trim surfaces required for uniform completion of the visible work area.
- Extent of full-wall or full-room repaint should be confirmed where patch blending may not be acceptable.

Finish Carpentry / Trim

- Remove, reset, repair, or replace base and trim components affected by flooring replacement or surface repair.
- Install replacement trim sections as needed to restore finish continuity.
- Profile matching is assumed to be standard or best-available unless exact historical match is specified.

Flooring

- Remove existing floor finishes in designated areas and prepare substrate for replacement material.
- Install replacement flooring and transition components consistent with final approved selections.
- Scope assumes standard substrate prep only; leveling, moisture mitigation, or structural subfloor correction is excluded unless added by revision.

Lighting Replacement

- Remove designated existing fixtures and install replacement fixtures at existing locations.
- Confirm canopy, mounting, and box compatibility prior to install.
- Replacement intent is finish-level fixture swap, not layout redesign or circuit extension.

Minor Electrical Finish Work

- Reconnect fixtures and complete minor finish-level electrical adjustments associated with lighting replacement.
- Replace cover plates, switches, or similar finish accessories only where required by scope or condition.
- No panel work, branch circuit reconfiguration, or load calculation is included unless specifically added.

Punch Corrections / Final Detail Work

- Complete minor corrections identified during closeout review.
- Address touch-up paint, trim alignment, hardware adjustment, and small residual finish items.
- Punch work assumes correction of visible completion items within the issued scope, not expansion of original trade quantities.

Assumptions

- Scope is based on visible and reasonably accessible conditions at time of review.
- Replacement intent is generally like-for-like at affected finish areas unless noted otherwise.
- Standard residential access, utility availability, and working conditions are assumed.
- Final product selections, colors, and fixture models will be confirmed before procurement.
- Concealed damage, hidden moisture, substrate failure, or undocumented prior alterations are not carried unless specifically identified.

- Existing boxes and finish-level electrical infrastructure are assumed adequate for fixture replacement unless field verification indicates otherwise.

Exclusions

- Structural modification, framing redesign, or engineering.
- Major electrical upgrades, service changes, new homeruns, panel work, or code-triggered system expansion.
- Plumbing relocation, plumbing rough changes, or fixture supply/drain modification.
- HVAC modification, balancing, duct changes, or equipment replacement.
- Environmental testing or remediation, including mold, asbestos, lead, or other hazardous materials.
- Concealed condition correction beyond visible scope baseline.
- Permit fees, special inspections, design services, or third-party reports unless specifically included by revision.

Risk Flags / Coordination Notes

- Occupied-site access can create stop-start sequencing, protection resets, and reduced production efficiency.
- Flooring removal may expose substrate variation, patchwork, or leveling needs not visible at initial review.
- Localized drywall repair can convert to broader paint scope where sheen, texture, or color match is poor.
- Fixture replacement can stall if existing boxes, support, or trim dimensions do not match selected products.
- Trim and flooring transitions may require field decisions where existing profiles or adjoining finish heights vary.
- Late finish selections or room-count changes are common drivers of scope drift and estimate revision.

Open Items Requiring Confirmation

- Final room list and work area boundaries for pricing issue.
- Flooring product, underlayment requirements, and transition conditions.
- Fixture schedule, supplied-by designation, and mounting compatibility.
- Extent of repainting required for acceptable blend versus full-surface finish.
- Substrate condition at removed flooring and any known prior patching or moisture history.
- Whether any permit or licensed-trade trigger applies beyond finish-level replacement scope.

Field Verification Prompts

- Confirm room dimensions, quantities, and affected finish limits.
- Verify substrate condition before flooring procurement or installation.
- Check fixture box support, mounting depth, and trim compatibility.
- Confirm trim profiles, reveal conditions, and reset versus replace quantities.
- Validate paint scope by room and determine whether spot repair or broader finish coverage is needed.
- Confirm jurisdictional triggers, licensed-trade involvement, and any required inspections before work or submission.

Disclaimer / Verification Boundary

This Scope Pack is a planning, pricing, coordination, and execution-support artifact. It is intended to improve scope clarity and handoff continuity across estimating, project management, operations, and field teams.

Final verification of dimensions, quantities, field conditions, regulatory triggers, installation requirements, and product compatibility remains with the installing contractor and project team. Where applicable, requirements must be confirmed with the Authority Having Jurisdiction and licensed professionals. This document does not guarantee code compliance, permit approval, inspection outcome, concealed-condition discovery, warranty acceptance, or insurance coverage.

Revision Control Note

Current public sample version derived from a working production scope. Project-specific issue versions should reflect confirmed quantities, selections, field findings, and revision dates.

Remodlr | Version 1.1 | Public sample | Verification support only. Confirm final requirements with the installing contractor, AHJ where applicable, and licensed professionals.