

Scope of Work

714 Orchard Hill Road

Interior Painting — Whole-House Color Change, Occupied Home

Prepared May 2026

Full interior repaint of occupied two-story home. All walls, ceilings, trim, and doors throughout. Color change from beige to owner-selected Benjamin Moore palette (colors TBD before scheduling). Two finish coats on walls, one coat ceilings. Contractor standard sheen — flat ceilings, eggshell walls, semi-gloss trim and doors. Owner to move furniture and wall items before work begins.

Interior scope

- Owner to move furniture away from walls and remove wall items before painter arrives. Contractor to protect flooring with drop cloths at all work areas.
- Prep all surfaces: scrape loose paint at any peeling areas, fill nail holes and minor dents with spackling, sand smooth. Light caulking at trim and baseboard joints where gaps are visible.
- Spot prime all patched areas, bare wood, and any stained surfaces with stain-blocking primer before finish coats.
- Apply two finish coats of Benjamin Moore Regal Select Eggshell (owner color selection TBD) to all walls throughout — living room, dining room, kitchen, hallways, four bedrooms, laundry room.
- Apply one finish coat of Benjamin Moore Regal Select Flat to all ceilings — match or freshen existing white.
- Apply two finish coats of Benjamin Moore Regal Select Semi-Gloss to all trim, baseboards, window casings, door casings, and doors throughout.
- Bathrooms: apply two coats of Benjamin Moore Regal Select Satin (moisture-resistant) to walls and ceiling — separate sheen from rest of interior. Three bathrooms included.
- Final touch-ups, protective covering removal, cleanup, and walk-through.

Paint and materials

- Wall paint: Benjamin Moore Regal Select Eggshell — owner to select colors before scheduling.
- Ceiling paint: Benjamin Moore Regal Select Flat White or color to match existing (owner decision).
- Trim and door paint: Benjamin Moore Regal Select Semi-Gloss White or OC-17 White Dove (owner decision).
- Bathroom paint: Benjamin Moore Regal Select Satin — same or complementary color to adjacent rooms.
- Primer: spot prime with stain-blocking primer at all bare, patched, or stained areas.

Prep and quality notes

- Two finish coats on all walls (color change — single coat will not achieve uniform coverage).
- Caulk at baseboard and trim joints is included — light/standard caulking only. Extensive carpentry repair or texture repair is excluded.
- Contractor standard sheen applies: flat ceilings, eggshell walls, semi-gloss trim, satin in bathrooms.
- All paint colors must be confirmed by owner before scheduling to allow material procurement.

Exclusions

- Closet interiors (excluded unless added before scheduling).
- Cabinets — kitchen and bath cabinets are excluded.
- Exterior painting (separate scope).
- Drywall repair or texture work beyond nail-hole fill and minor spackle.
- Wallpaper removal.
- Moving large furniture — owner is responsible before painter arrives.

Change-order triggers

- Stain-through on walls or ceiling after first coat requiring additional stain-blocking primer or extra finish coats.
- Color selections requiring premium paint tier (price adjustment if Aura selected instead of Regal).
- Rooms added to scope after scheduling.
- Closet interiors added at start of work.