

1) **SYSTEMS**

a) **HVAC**

- i) Replace A/C Unit – upgrade to 3.5 ton unit
- ii) Replace duct work in basement
- iii) relocate kitchen HVAC vent

2) **INTERIOR**

a) Demolition and Initial Prep

- i) Remove remaining flooring from house, leave sub-floor
- ii) Remove all kitchen cabinets
- iii) Remove basement bathroom shower and vanity/sink
- iv) Remove all lighting fixtures
- v) Remove front storm door
- vi) Remove upper half of kitchen wall behind current stove location

b) Painting

- i) Paint all interior walls, doors and trim

c) Flooring

- i) Install new carpet in LR, DR, all bedrooms and all basement
- ii) Install new tile floors on all bathrooms, foyer and kitchen
- iii) Install new vinyl flooring in laundry room

d) Doors

- i) Replace front entrance door with new same type door
- ii) Replace patio sliding glass door with french exterior door

e) Lighting/Ceiling Fans

- i) Replace 12 light/fan fixtures:
 - (1) (1) Entryway
 - (2) (1) Foyer
 - (3) (1) Dining Room
 - (4) (1) Living Room
 - (5) (3) Bedroom
 - (6) (4) Bath Vanity

(7) (1) Upstairs Hallway

f) Basic Plumbing

i) Replace (3) sets of faucet hardware

(1) (1) Kitchen sink

(2) (1) Master bath sink

(3) (1) Hall bath sink

ii) Replace (3) toilets

(1) (1) Master bath

(2) (1) Hallway bath

(3) (1) Basement bath

g) Kitchen

i) Replace all countertops with custom-ordered formica

ii) Install new cabinets

iii) Replace all appliances (stove, microwave, fridge, dishwasher)

iv) Install new sink

v) Move stove gas line to new location

vi) Install dishwasher including plumbing

vii) Replace garbage disposal

viii) Add bar counter-top at location where wall was removed

h) Living Room

i) Replace trim around fireplace

i) Hallway Bathroom

i) Refinish vanity cabinet (sand, prime, paint)

ii) Replace sink

j) Master Bathroom

i) Refinish vanity cabinet (sand, prime, paint)

ii) Replace sinks (2)

iii) Build and install new shower with tile surround, new faucet and glass sliding doors

k) Basement bathroom

i) Install new 24" vanity cabinet with sink and faucet

ii) Install new shower enclosure and faucet

l) Garage

i) Add electrical outlet to 2d garage door

ii) Paint floor in garage back room

m) Basement

- i) Loctite application to unfinished basement walls
- ii) Frame and drywall unfinished walls
- iii) Add closet to 2d bedrom in basement
- iv) Add baseboard to all newly finished walls
- v) Replace all electricla lighting connections and verify proper wiring to main breaker box

3) EXTERIOR

a) Roof

- i) Remove tv antenna
- ii) Replace gutters
- iii) Replace chimney cap

b) Siding

- i) Repair soffits/fascia board as necessary
- ii) Repair trim and window sills as necessary
- iii) Replace damaged siding as necessary

c) Paint

- i) Pressure wash all exterior
- ii) Paint exterior using 2 color scheme (siding, trim)
- iii) Paint front porch
- iv) Paint deck

d) Front Steps/Deck

- i) Repair damaged decking boards, treads, and kickers
- ii) Repair/replace handrail

e) Back Deck

- i) Reinforce deck frame as necessary
- ii) Replace/repair stringer and steps as necessary
- iii) Replace decking boards
- iv) Replace handrail

f) Landscaping

- i) Trim all shrubs/bushes away from house siding
- ii) Clear back yard as discussed
- iii) Lay down pine straw in front garden areas