

Inch&Co.

Construction

Project Location: **1746 Argyle Dr, York, PA 17406**

Exterior

Remove all loose items
Trim existing plants Along front wall
New mulch in all flower beds
New Shingle Roof
Power wash exterior
New gutter and spouts - Match fascia metal
Paint expose foundation - cream
Paint brick - cream
Sand and stain wood siding
Cedar shake in front gable - stain to match wood siding
Keep existing windows and wrapping
Paint shutters
Install new number plate at front door
Install 9 x 9 chimney cap
Remove all brick in rear yard
Replace exterior locks
Paint exterior doors black
2 Exterior wall mount lights - "shop light"

Carport area

Remove white metal railings from rear patio
Install new head on pole light
Remove carpet from carport floor
Remove porch swing
New wall-mounted light
Install proper exterior outlet/Wire
Replace metal posts with pressure treated six by six
Paint steps and door threshold
Paint exterior door
Install wood railing with black spindles around top side of carport roof, wood to be stained to match front wall siding??

Kitchen 12 x 12

Remove wallpaper
Remove wainscoting
Keep chair railing
Remove lights from sides of All cabinets and patch the holes
Clean inside cabinets
New Cabinet Install
New Hardware Installation
Remove brick backsplash
Add countertop outlets
Add pendant light box above sink if possible
Remove wall vent above range

Keep Existing range hood if working
New stainless electric stove
New stainless top freezer fridge
Move fridge location
Install butcher block countertops
reinstall existing kitchen sink
Install 48 inch breakfast bar next to fridge using butcher block tops
Install white subway backsplash tile with white grout
Vinyl flooring
New baseboard

Living room 17 x 12

Sand and finish existing floors
Transition strip needed at hallway
Remove wallpaper
Texture ceilings
Repair and paint radiator covers the trim color
Paint existing front door
Ad center light
Remove a fake fireplace and hearth
Remove wall paneling
Shiplap one wall

Hallway 3 x 7

Refinish hardwood floors
Install missing trim
New prehung doors - 30" - Two right hand, two left
Oh RB hardware
skimcoat walls to make them smooth

Front bedroom 12 x 11

Cut new doorway into a joining closet and build wall to separate closets?
New flush mount light
Texture ceiling
Repair walls
Refinish hardwood floor
New trim as needed

Rear bedroom 9 x 11

Repair walls
Remove wallpaper and chair railing
Extra ceiling
New freshman light
Separate closet?
New closet shelving

Second-floor landing 14 x 12

Remove carpet to expose hardwood on door and steps
Refinish hardwood
New flush mount light
Keep existing banister
Paint exterior door
New trim as needed
Paint and reinstall handrailing

Attic bedroom 14 x 12

Refinish hardwood - May be able to keep hardwood as is without refinishing
Remove wallpaper
Replace door slabs? 30 inch and 28 inch
You flush mount light

Hall bathroom 9 x 5

Demo Everything
Repair walls as needed
New 60 inch left-hand tub
New tub fixtures
New tile surround
New 18 inch euro vanity and faucet
New mirror
Add GFI outlet
Relocate vanity light to Center above mirror
Keep and reinstall toilet
New vinyl flooring
Keep and paint closet door
New pine shelving in closet

Basement

Demo everything back to an unfinished basement
Remove bathroom walls
Scrape and dry lock walls
Clean cobwebs from ceiling Joyce
Install six ceiling lights
Remove all loose items and workbenches
Remove all unneeded wiring
Paint floor gray
Make sure boiler is working
Replace the natural gas water heater
Properly seal around water heater and boiler exhaust pipe yes rea

Whole house

Remove all loose items

Remove wallpaper
Paint walls, ceilings, trim
Remove window blind/curtain hardware and patch holes
New interior door hardware
Texture ceilings on entire first floor
Replace all outlets, switches, cover plates with white fixtures
Install smoke/CO detectors where needed
Keep tools and materials Organized during the rehab
Clean entire house at end of rehab