



Renovation List for

25 Girard Ave, Middletown

Living room / Dining room

- Remove carpet , Padding, tack strips
- Spray paint and reinstall floor registers
- Remove window blinds and patch holes
- Patch and paint walls and ceilings
- Thoroughly scrape and paint front door
- Install new deadbolt lock on front door
- Secure existing door knob on front door
- New vinyl flooring
- Build chases around new ductwork as needed to match the surrounding walls/trim

Kitchen

- Clean ceiling fan
- RePaint existing white cabinets - white
- Replace Golden oak cabinets with off-the-shelf white cabinets from Home Depot/Lowes
- Install new pulls on all doors and drawers
- Secure cabinets to the wall as needed
- Install luan Under sink base



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- Install new kitchen sink faucet
- Patch and paint existing walls
- Install new baseboard trim
- Keep existing white fridge
- New white range hood
- New white gas range
- Scrape and paint rear exterior door
- Install new deadbolt lock
- Install new plunger on storm door
- New vinyl flooring
- Replace damaged door slab at basement door

Basement

- Cover stairwell walls with new drywall or Luan board
- Install and railing
- Remove shelves in the stairwell
- Scrape and paint Ceiling/Underside of staircase in the stairwell
- Scrape and paint basement steps
- Remove all metal and wood shelving
- Remove workbench
- Remove washer and dryer
- Dry lock walls



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- Replace sump pump as needed
- Paint floor gray
- Make sure lights are working properly
- Bon gas line as needed
- Demo oil tank and fill holes through the foundation wall
- Demo oil furnace
- Install new natural gas furnace with AC and new ductwork as needed
- Keep existing gas water heater if working properly
- Install expansion tank on water heater
- Replumb gas line on water heater correctly
- Service 100 amp electric panel

Staircase/hallway

- Remove door slab from bottom of staircase
- Paint and reinstall handrailing securely
- Remove stick tile floors down the subfloor
- Install new carpet
- New sconce light
- Remove door slab that divides the hallway
- Texture and paint walls and ceiling's
- Install new attic access panel



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- Install new door slabs, 30 inch, 28 inch, 30 inch
- New hardware on doors

Front bedroom

- New sconce light
- Keep existing closet and paint
- New wire shelving in closet
- New carpet

Rear bedroom

- New sconce light
- New carpet
- Keep existing ceiling and repaint
- Repair loose trim
- Keep existing closet door
- New closet shelving

Bathroom

- Remove sticky tile floors down to subfloor



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- Remove tub and surround
- New 60 inch left-hand tub
- Rebuild surround walls
- New directive stud fiberglass surround
- New tub fixtures
- Keeping paint existing ceiling and wall paneling if possible
- Install new baseboard
- Keep and caulk existing vanity sink
- New trim rings on vanity waterline
- Repair drain line under vanity to remove fern co-fitting
- New toilet, supply line, shut off valve
- Repair window trim
- New 18 inch wide mirror
- Add light switch to vanity light
- Add 4 inch box at vanity light
- New vanity light
- New towel bar kit
- Paint closet doors
- New closet shelving
- Repair closet walls/ceiling
- New vinyl flooring



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Attic

- Remove loose items

Exterior

- Power wash siding
- Remove carpet from your patio
- Remove loose items from rear patio
- Patch cracks in rear patio and sidewalk and where sidewalk meets house
- Scrape and paint rear porch post
- Install new windows
- Install rubber roof on rear portion of house
- Install new gutter and spout
- Install downspout extensions
- Patch concrete on front porch step
- Scraping paint front porch roof/supports
- New 32 inch self store storm door
- Keep existing mailbox



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Whole house

- Install quarter round trim on inside of new windows
- Build chases around new ductwork as needed
- Fill holes in subfloor at unneeded registers
- Patch existing walls and ceilings as best as possible
- Paint all walls, ceilings, trim
- All new outlets, switches, cover plates

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