



## *Renovation List for* 824 N. Plum Street, Lancaster

### Exterior

- Paint front brick wall
- New porch posts and railings
- New deck board at front deck
- Landscaping at front wall
- Paint porch ceiling/header
- New exterior lights
- New exterior doors and hardware
- Install new hose bib at front porch
- Screw t111 to the ceiling of the walkway between houses
- Remove all loose items from backyard
- Installed new hose bib at rear yard
- Scrape and paint porch roof over rear door
- Convert 2 electric meters back to one
- Replace damaged Bilco doors
- Install privacy fencing along all three sides of rear yard with gate leading to Ally
- Re-support rear deck as needed
- Update Landscaping in rear yard



## *Renovation List for* 824 N. Plum Street, Lancaster

- Create outdoor living space at rear patio
- Power wash concrete patio/sidewalk
- Keep and stain existing porch/railings at kitchen ext door
- New exterior lock sets
- Remove antenna from rear chimney

### **Living/dining room 15 x 26**

- Create an open living room
- Reroute electrical as needed
- Exposed conduit to be used for ceiling lighting and outlets
- Repair walls and ceilings as needed
- Keep and paint original trim where possible
- Exposed brick on exterior wall – remove Plaster, re-point break as needed, seal brick
- Reinstall baseboard on exposed brick wall
- New ceiling lights
- New laminate flooring
- Install new oak banister with wrought iron balusters



## *Renovation List for* 824 N. Plum Street, Lancaster

- Replace second-floor banister to match
- Remove door/door stops at doorway between dining and kitchen

### **Kitchen 19 x 11**

- Demo Everything
- New drywall on walls and ceiling's
- New laminate flooring
- Relocate electrical as needed
- New cabinets and counter with Island
- Kitchen sink and faucet
- New stainless appliances - gas stove, microwave, dishwasher
- White subway backsplash
- Replace basement door slab/hardware
- Install new lighting



*Renovation List for*  
**824 N. Plum Street, Lancaster**

**Half bathroom 5 x 6**

- Reroute all plumbing in basement
- Frame new walls
- New sliding barn door
- New toilet with trim rings on water line
- New vanity/top/faucet
- New mirror
- New vanity light
- Vinyl flooring
- Towel bar kit

**Basement**

- Patch and paint stairwell
- New Handrail
- Remove all loose items
- Remove oil tank, and boiler equipment
- New basement windows
- New water heater



## *Renovation List for* 824 N. Plum Street, Lancaster

- Correct/replace bad plumbing
- Convert to electric panels to one larger panel
- Replace rear door
- Spray basement walls white?
- New lighting
- Patch missing areas of concrete floor
- Install new gas forced air furnace with AC, install exposed ductwork throughout the house

### **Second-floor hallway 4 x 21**

- New access panel needed at tub fixtures
- Evaluate/repair sloping floors in bathroom area
- New lighting
- All new door slabs/hardware
- New carpet
- New hardwire smoke/CO detectors throughout per code



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**Hall bath 7 x 7**

- Demo everything
- All new drywall
- New exhaust fan/light vented into exterior
- New 60 inch left-hand tub
- New tile tub surround with 6" accent strip and 2 porcelain corner shelves
- New tub fixtures
- New toilet
- Repair floor below toilet as needed
- New vanity
- Remove/patch Medicine cabinet
- New mirror
- Add vanity light
- New towel bar kit
- New door slab
- New vinyl floor



*Renovation List for*  
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**Rear bedroom 13 x 11**

- New Drywall on walls and ceiling's
- New carpet
- Remove kitchen plumbing
- New flush mount light
- New exterior door and storm door

**Rear 2<sup>nd</sup> floor deck**

- Paint ceiling and dividing wall
- Install new railings and posts
- Stain deck floor/posts/rail
- Scrape and paint existing small window

**Master bedroom**

- Repair/texture walls and ceiling's as needed
- New door slab and hardware
- Remove/patch walls Per new layout



## *Renovation List for* 824 N. Plum Street, Lancaster

- Expose brick wall
- Reinstall trim on brick wall
- Add conduit outlets on brick wall as needed
- Build new walk-in closet per layout
- Install 2 rows of wire shelving on 2 walls of new closet
- New center light with switch in closet
- Add mater bathroom to this space

### **Master bathroom**

- Frame up walls per layout
- All new drywall
- New exhaust fan/light vented to exterior with exterior boot
- New standup shower with tile surround with 6" accent strip and 4 porcelain corner shelves
- New shower fixtures
- New toilet
- New vanity
- New mirror





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- Add GFI outlet at vanity
- New vanity light
- New towel bar kit
- New door/hardware
- New trim as needed
- New vinyl floor

### **Third-floor bedroom 16 x 22**

- New door slabs/hardware
- Paint stair case Brown
- New handrail/brackets
- Repair walls and ceilings where possible. New drywall where needed
- New flush mount light
- New closet shelving
- New carpet
- Patch trim where needed



## *Renovation List for* 824 N. Plum Street, Lancaster

### Whole House

- All new outlets/switches and coverplates (electrician)
- Paint all walls, ceilings and trim
- New NG forced air furnace with AC and all new ductwork
- Exposed spiral-bound duct to be used on living floors
- New smoke and CO detectors
- Industrial style fixtures throughout

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