

Demo:

- Remove all the personal belongings throughout the house including the exterior, basement and shed
- Remove all the carpet throughout the house
- Remove the kitchen cabinets and countertop
- Remove the appliances
- Remove the laundry room
- Remove the drop ceiling tiles as needed
- Remove the light fixtures
- Remove the ceiling in bedroom 2 where the luan board was patched
- Remove the satellite dishes
- Remove the front exterior door
- Remove the pool

HVAC:

- Install new registers
- Service the existing system

Kitchen Cabinets:

- Install new kitchen cabinets per the updated layout

Granite:

- Install granite countertops with a 4 inch backsplash

Electrical:

- Do a once over on the electrical to make sure outlets have power
- Install new light fixtures throughout
- Install new receptacle covers
- Install wiring for a dishwasher hook up in the kitchen
- Install wiring for a microwave in the kitchen

Plumbing:

- Do a once over on the plumbing to ensure there are zero leaks
- Move the washer and dryer hook ups to the basement
- Install a new kitchen sink and kitchen faucet with strainers
- Install new toilet in the upstairs bathroom
- Install a line for a dishwasher in the kitchen
- Re-install existing vanity after new flooring

Drywall:

- Match the ceiling texture in the living room
- Install new drywall on the ceiling where removed
- Repair the drywall throughout the house as needed

Drop Ceiling:

- Paint the existing grid where there is drop ceiling
- Install new drop ceiling tiles as needed

Trim:

- Install new door knob and hinges as needed
- Install new knobs on the kitchen cabinets

Paint:

- Install 2 coats of Sherwin Williams Extreme Cover Colonnade Grey on all the walls throughout the house
- Install 2 coats of Sherwin Williams Extreme Cover Flat white on the ceilings (except where drop ceiling is located)
- Install 2 coats of Sherwin Williams Extreme Cover Semi-Gloss white on the trim and interior doors
- Paint the hardwood floors in the living room and dining room
- Paint the stairs to include the railings
- Paint the stairs leading to the 3rd floor
- Paint the front door – color TBD
- Paint the basement walls white and the floor tower grey
- Paint the exterior siding
- Paint the front porch area

Flooring:

- Install new vinyl plank floor in the kitchen
- Install new carpet throughout the 2nd and 3rd floor
- Install new sheet vinyl flooring in the bathroom

Appliances:

- Install a new stainless steel range, microwave, dishwasher and fridge

Tub paint:

- Refinish the existing tub

Roof:

- Re-finish metal roof with aluminum coating

Siding:

- Install new siding where missing in the rear of the house
- Install new siding where the laundry room was removed

Concrete patio:

- Install concrete patio where the laundry room was removed

Exterior Doors:

- Replace the front door
- Replace the side door off the kitchen

Mowing:

- Mow the property until settlement

Shed work:

- Install new shingle roof on the shed and paint the shed

Cleaning:

- Clean the property once construction is done