



CR Property Group LLC Renovation List
343 Smyser St
York, PA 17401

Exterior

- New roof
- New gutters, downspouts and downspout extensions
- New windows to selected areas
- Newly updated landscaping
- Repair the fence
- Install new railing at rear stairs
- Scrape and paint woodwork in catwalk
- Repair the gates in catwalk
- Add post to support the balcony
- Repair all damaged woodwork
- Scrape and paint all exterior woodwork

Front Porch

- Repair all woodwork
- Scrape and paint all woodwork
- Install new mailbox
- Replace the lattice
- New lighting

Entry

- New paint on walls, ceiling, and trim
- New vinyl plank flooring
- New exterior doors and hardware
- New baseboard and casing to missing/damaged areas

Living Room

- New paint on walls, ceiling, and trim
- New lighting
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

Half Bath

- New paint, walls, ceiling, and trim
- New mirror
- New vanity and faucet
- New toilet
- New lighting
- New vinyl plank flooring



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- New interior door and hardware
- New baseboard and casing to missing/damaged areas

Dining Room

- New paint on walls, ceiling, and trim
- New lighting
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

Kitchen

- New kitchen cabinets and countertops bought and install by John H Meyers York
- New paint on walls, ceiling, and trim
- New sink, faucet and drain
- New lighting
- Install new appliances range, hood, fridge
- New vinyl plank flooring
- New exterior door and hardware
- New baseboard and casing to missing/damaged areas

Stairway / Hallway

- New paint, walls, ceiling, and trim
- New lighting
- New carpet and pad on stairs
- New vinyl plank flooring in hallway
- New baseboard and casing to missing/damaged areas

Bedroom 1

- New paint, walls, ceiling, and trim
- New lighting
- New interior doors and hardware
- New wire shelf
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

Balcony Room

- T-111 walls and ceiling and trim
- New exterior door and hardware
- Paint the brick
- New lighting



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Bath

- New paint, walls, ceiling, and trim
- New mirror
- New interior door and hardware
- New vanity and faucet
- New tub and shower fixtures
- New towel bar kit
- New toilet
- New lighting
- New vinyl floor
- New baseboard and casing to missing/damaged areas

Bedroom 2

- New paint, walls, ceiling, and trim
- New interior doors and hardware
- New lighting
- New wire shelf
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

Bedroom 3

- New paint, walls, ceiling, and trim
- New interior doors and hardware
- New lighting
- New wire shelf
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

3rd Floor Stairway / Hallway

- New paint, walls, ceiling, and trim
- New internal door and hardware
- New handrail and brackets
- New lighting
- New carpet and pad on stairs
- New vinyl plank flooring in hallway
- New baseboard and casing to missing/damaged areas

3rd Floor Bedroom 1



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- New paint, walls, ceiling, and trim
- New lighting
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

3rd Floor Bedroom 2

- New paint, walls, ceiling, and trim
- New interior doors and hardware
- New lighting
- New wire shelf
- New vinyl plank flooring
- New baseboard and casing to missing/damaged areas

Basement

- Install new door and hardware at bilco
- Install new railing at bilco
- Gut the basement down to the exterior walls
- Drylock basement
- Install new railing
- Drywall the stairwell
- Paint the stairs
- Install new door and hardware
- Install laundry hookups and drains
- Install dryer vent
- Install hose bibbs

Back Porch

- Parge the walls
- Scrape and paint the ceiling

Entire House

- Install new inside and outside 90% direct vent gas HVAC unit and provide all warranty information (700sf per ton as general rule)
- Make sure each room is conditioned and install ducts where needed, use R-8 ducts in any unconditioned space
- Install all vent covers throughout
- Install new hot water heater and ensure adequate ventilation and drain pan with drain line
- Service electrical panel
- Electrical system inspected and serviced. (Service main, outlets, switches, and gfcis)



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- Replace all plates/plugs/switches/devices throughout house
- Install gfci switches to code in kitchen, bathroom, and laundry
- New paint throughout the house
- New flooring. (Carpet, vinyl planking, and vinyl)
- New smoke detectors and CO2 detectors.

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