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# RENOVATION LIST

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1718 East 31<sup>st</sup> St, Baltimore, MD 21218

## EXTERIOR OF HOUSE

- New EPDM rubber roof
- All new vinyl replacement windows
- New exterior doors on front and both rear doorways
- New aluminum wrap on exterior windows/doors
- New gutters and downspouts
- New exterior light fixtures
- New mailbox
- Power wash all exterior brick, stairs & sidewalk, point up as needed
- Landscape exterior of home with basic mulch beds, plantings
  - Includes removal of significant overgrowth

## ENTIRE HOUSE

- New central HVAC system (furnace & exterior condenser) with new modern duct work
- All electrical and plumbing brought up to current code under permit
- Complete electrical rewire with new panel and breakers
- All new plumbing
  - New underground water supply line
  - New underground sewer line
  - New hot water heater
- All new switches, GFCI's, outlets, and light fixtures
- New smoke detectors and CO detectors per current code
- New drywall installed, finished, painted
- Refinish and paint walls, ceilings, trim, and doors
- New interior doors and hardware
- New interior base, door, and window trim/casing where applicable

## LIVING ROOM & DINING ROOM

- Refinish hardwood flooring
- New modern lighting

## KITCHEN

- Install hardwood flooring
- New quartz counter tops
- New modern shaker style cabinets with soft close doors/drawers
- New Whirlpool stainless-steel appliances including:
  - Dishwasher
  - Gas stove/oven
  - Microwave
  - Refrigerator



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- New stainless-steel sink
  - New brushed nickel faucet

## **BEDROOMS 1, 2, AND 3**

- Refinish hardwood flooring
- New modern lighting
- Replace all closet shelving with modern systems

## **BATHROOM**

- New LVP flooring
- New vanity and top with brushed nickel fixtures
- New tub/shower and surround
- New toilet
- New towel/toilet paper holder

## **LOWER LEVEL REC ROOM**

- New waterproof carpet
- Unfinished walls/ceiling painted
- New modern lighting
- New Whirlpool washer and dryer
- New washer supply/drain box and supply lines
- New dryer vent to exterior per code