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# RENOVATION LIST

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4614 Pall Mall Baltimore, MD 21215

## EXTERIOR OF HOUSE

- New EPDM flat roof
- All new vinyl replacement windows
- New exterior trim around windows & doors
- 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
- Remove overgrown trees & shrubs from yard

## 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
- New interior doors and hardware
- New interior base, door, and window trim/casing where applicable

## LIVING ROOM & DINING ROOM

- New LVP flooring
- New modern lighting

## KITCHEN

- New LVP flooring
- New quartz counter tops
- New ceramic tile backsplash
- New modern shaker style cabinets with soft close doors/drawers
- New stainless-steel appliances including:
  - Dishwasher
  - Gas stove/oven
  - Microwave
  - Refrigerator
- New stainless-steel sink



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- New brushed nickel faucet

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

- New LVP flooring
- New modern lighting
- Replace all closet shelving with modern systems

## **UPPER LEVEL BATHROOM**

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

## **LOWER LEVEL REC ROOM**

- New waterproof carpet
- Parged & painted foundation walls
- New Whirlpool washer and dryer
- New washer supply/drain box and supply lines
- New dryer vent to exterior per code

## **LOWER LEVEL BATHROOM**

- New sheet vinyl flooring
- New vanity and top with brushed nickel fixtures