
RENOVATION LIST

319 Mount Holly St. Baltimore, MD 21229

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, exterior trim
- New exterior light fixtures
- New walkway
- New front porch railing
- New mailbox
- Refinished wood deck
- 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
- New electrical 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

- Refinished hardwood flooring
- New modern lighting

KITCHEN

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



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- Microwave
- Refrigerator
- New stainless-steel sink
 - New brushed nickel faucet

BEDROOMS 1, 2, AND 3

- Refinished hardwood flooring
- New modern lighting in each bedroom
- Replace all closet shelving with modern systems

UPPER LEVEL BATHROOM

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

LOWER LEVEL REC ROOM

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