

5300 Piper Gap Drive Renovation Notes

General

Roof evaluation
Install blinds
Plant bushes and mulch
Install carpet upstairs
Paint ceiling, doors and trim and walls
2 smoke detectors
1 extinguisher
Remove intercom
Replace scratched and missing door knobs
Repair walls as needed
Replace registers as needed
Security doors x 1
Repair or replace front door
Remove basketball goal
Pressure wash brick and siding. Siding and brick are in good condition.
Remove window bars
New dryer vent
Repair/new Screens as needed
Cullen Spray Yard and beds

HVAC

AC age: 2012 (pulled to storage)

Furnace: New

H2O age: WHIRLPOOL 2010

GE Breaker boxes in house and detached garage: IN GOOD SHAPE

Exterior Front

3 Windows need to be replaced/repared
Low hanging branches over driveway removed
Remove small gate on left of garage and replace with boards

Exterior Back

Remove branches hanging over house and over patio
Clean yard and trash out
Fix gate

Detached garage

Repair rotted wood
Install garage opener
Paint (Match as close as possible to house)

Entry

Spec light

Stairs

Replace broken thread
Spec sconce
Replace handrail

Downstairs Bath

Install fan
New vanity Store SKU # 295206 (Vanity Comes with Mirror)
Spec light 3 bulbs
Remove cabinet above toilet
Spec faucet & shower head
Keep floor tile
Remove wall tile
Install new tile in tub surrounding

Kitchen

Spec light above sink
Spec light
New black ventihood
New black dishwasher
Remove backsplash Remove structure on right side of stove
New countertop
~~New sink/faucet combo~~—Faucet ok
Paint cabinets

Note: Gas connection for stove

Upstairs bath

New 48" vanity (Store Sku 877616)
Vinyl Rolled Floor
Spec faucet
Spec Shower Head
New mirror
Spec light 4 bulbs
Remove cabinet above toilet
New toilet ---Do we need?
Sheetrock walls and ceiling (Agree)
Install fan

Hall

Spec light

Master Bed (Largest Room)

Spec fan

Bed 2-4

Spec light

Laundry

~~New ceramic floor~~–Vinyl plank (Doing vinyl plank because the tile in kitchen is ok and having 2 contrasting tiles will look odd)
Paint cabinets with BN hardware
Spec light

Living room (Front Room)

Install electric box
Spec light

Den

Spec fan X 2
Fix floor and restore
Paint paneling
Remove door from entry
New sliding door

Hallway

Spec light

Bonus room 1 (closets with closet that has H2O)

Finish walls
Check electrical
Spec light
New carpet

Bonus Room # 2 (Right by Bonus Room 1)

Remove fluorescent light and replace with spec light
Carpet