**277 E Fairway**

**Roof**

GAF Weathered Gray 25 Year Tab Shingle SKU214628

**General Spec**

No open spaces at plumbing connections

Blinds replace, broken and missing

Closet rods, strike plates on doors, all stickers removed from appliances and window

**Interior Paint & Door Plan**

3 color spec (Trim, Walls and Ceiling)

**Exterior Paint Plan**

Paint replaced, siding, soffit, fascia and flatwork

Paint foundation and landings

**Exterior**

Replace repair rotten facia, soffit, and flatwork

Spec exterior lights

**Landscaping/Arbor**

Trim front tree away from property

Landscape package for beds in front

**HVAC**

Furnace- keep existing - 2014

AC- keep and service - 2014

Cage condenser

**Electrical Plan**

Electrical sub verifies all electrical in working order

Replace Panel, meter box and weatherhead

Outlets and Switches Swapped out (white)

GFCI Receptacles in Wet Locations

**Plumbing**

Test and verify all plumbing works

Shower head new

Kitchen faucet plan – new

Bathroom faucet plan - new

Dishwasher plan- new

Water Heater existing (2011)

Sewer line tested and all in good shape

**Interior Door Plan**

Paint doors

3 new doors and hardware

**Flooring Plan (Excluding Bathrooms.)**

Spec LVP installed in living spaces

Leave existing mosaic in kitchen/ bathrooms

**Kitchen**

Paint uppers and lowers

Cabinet Hardware plan - new

Vent-a-Hood plan - new

**Hall Bathroom**

Bathtub/Shower- re glaze

Bathtub plan- reglaze

New fixtures

**Misc**

Repair or replace wrought iron support

Extreme trash out