**3319 Barron SOW**

**Roof**

Roof in Good Condition. Make Necessary Repairs

**General Spec**

See Property Checklist

**Interior Paint Plan**

3 color spec (Trim, Walls and Ceiling)

**Exterior Paint Plan**

Fix any rotten wood and any damaged siding, house has been painted

Fix and Stain Deck

**Exterior**

Keep Existing Security Doors and Paint

Exterior Lighting Plan-Spec lights-front, back, and side

Rekey to Master and Tenant Key

**Garage/Carport Plan**

New Roof for Garage

New Garage Door

Eliminate Old Light and Install Spec Light

**Landscaping**

Option 1

**HVAC**

Furnace-2018

New AC- We need to set this house up for central air

Filter Size- 10 x 20 x 1

**Electrical Plan**

Electrical sub verify all electrical in working order

Outlets and Switches Swapped out (white)

GFCI Receptacles in Wet Locations

Eliminate Old Light and Install Spec Light in Garage

**Plumbing**

Test and verify all plumbing works

New Hot Water Tank-2004-will replace

If keeping Hot Water tank, do we need to install a pan? TPR Valve? Discharge Tube?

**Interior Door Plan**

Brush Nickel knobs throughout

**Flooring Plan (Excluding Bathrooms. Add ABC to flooring plan where applicable)**

Poly and sand floors

Vinyl plank in secondary living room (Eduardo)

Rolled vinyl in laundry room, kitchen, and bathroom (ABC)

**Front Living Space**

Clarkson 44” Brush Nickel Fan, SKU#1000725632

**Secondary/Back Living Space**

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

**Dining Room**

Halophane 5-Light Brushed Nickel Chandelier, SKU#245200

**Kitchen**

Paint Cabinets

Brush Nickel Hardware and Hinges

30" Black Vent-a-Hood SKU#435140

Delta Foundations 2 handle Kitchen Faucet with Side Sprayer Chrome, SKU# 1000119369

Keep Existing Sink

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Hampton Bay 7" Light SKU #385477

Hot Point Black Dishwasher HDA2100HBB

Home Depot Laminate

**Laundry**

Hampton Bay 7" Light SKU#385477

Build Shelves and closet bar for hanging

Base board

**Hallway**

Hampton Bay 7" Light SKU#385477

**Hall Bathroom**

3 light bar Cordelia Lighting, SKU# 644212

Bathroom Fan Ok

24” Glacier Bay White, Sku# 631254

Rolled Vinyl

Ceramic Tile Grey Bergamo Gris 12 in. x 24 in. Glazed Ceramic

Keep Existing Toilet & Repair as Necessary

Glacier Bay 4” Chrome Faucet, SKU# 505838

Glacier Bay 3-Spray 3.45 in. Fixed Shower Head in Chrome, SKU #1002847992

Reglaze Tub

New Door

Change glass shelves to wood in open closet

**Bedroom 1**

Middleton 42” Bruch Nickel SKU# 1002592780

**Bedroom 2**

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

**Exclusions & Additions**

Fix any broken windows

Repair and stain deck

Put cover on crawl space