

1799 Santa Clara SOW

Roof

GAF Weathered Gray 25 Year Tab Shingle SKU214628

General Spec

See Property Checklist

Interior Paint Plan

Spec Three Color

Exterior

Rekey to Master and Tenant Key

Exterior Paint Plan-Pressure Wash, Fix vinyl siding, Fix rotten wood, replace wood shingles around front windows. Paint

Keep existing light*

New Mailbox

Security Door x 2

Use Twin Light

Fence and Gate Plan-Build and fix on the SE corner of property, fix gate

Exterior or Carport Storage Building Plan-Fix garage door

Paint external building / Insure functionable and safe*

Fence Plan*

Fix and repair fence

Garage/Carport Plan

Remove old insulation

Install lightbulb only*

Repair garage door

Landscaping

Option 2

HVAC

Furnacw-2013

New AC

Filter Size- 20 x 25

Electrical Plan

Electrical sub verify all electrical in working order

Outlets and Switches Swapped out (white)

GFCI Receptacles in Wet Locations

Eliminate electricity to back storage

New 200 Panel

Plumbing

Test and verify all plumbing works
Hot Water Tank- 2013 -

Interior Door Plan

Brush Nickel Knobs throughout
Paint interior doors

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

Clean entryway, kitchen and laundry room
Plank dining room, living room, and secondary living area
Rolled vinyl flooring

Front Living Space

Commercial Electric 2 Light Brushed Nickel, SKU# 701704 *

Secondary/Back Living Space

Ceiling fan ok

Dining Room

Halophane 5-Light Brushed Nickel Chandelier, SKU#245200

Kitchen

Cabinet Plan- Paint
Brush Nickel Hinges & Handles SKU's#572222 & 7731819
Commercial Electric 2 Light Brushed Nickel, SKU# 701704
Hampton Bay 7" Light SKU #385477

Keep kitchen faucet

Test Dishwasher—keep if works.

Keep Existing Vent A Hoold
New laminate countertops

Laundry

Spec Commercial Electric 2 Light Brushed Nickel, SKU# 701704
Brush Nickel Hinges & Handles SKU's#572222 & 7731819
Paint Cabinets
Repair paneling*

Hallway

Spec Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Master Bathroom

2 sconce lights sku #877376

Mirror Ok
Vigo Gris 12 x 24 Ceramic tile
Paint vanity, brush nickel hardware

½ Hall Bathroom

Keep Faucet

Mirror ok

Keep vanity. New vanity top. Brush nickel hardware

2 sconce lights sku #877376

Bedroom 1 & 2

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Master Bedroom

Middleton 42" Brush Nickel SKU# 1002592780

Additions

Remove wallpaper upstairs before painting

Put a deadbolt on the front door