**3923 Malloy SOW**

**Roof**

6-11 years

Service. Check drip edge, boots and flashing. Remove any antennas

Repair damaged shingles

**Interior Paint Plan**

3 color spec

**Exterior Paint/Siding Plan**

Pressure wash siding and 2 color paint spec

Repair any soffit or fascia

Repair doors and trim

Repair wooden decks and handrail as needed

**Landscaping**

Trim hedges and clean yard

**HVAC**

AC Age –2020 service/clean fins

Furnace Age –2012 Service and replace air filter

Move thermostat within five feet of return

**Electrical**

Replace GFCI near front door

All new fixtures throughout

**Plumbing**

HWH Age 2017

Make sure all supplies and drains are working properly including dishwasher

All new plumbing fixtures throughout

Replace corrugated drains with PVC

Cap is needed on condensation drain line

**Misc**

Add fire extinguisher

Remove insulation from crawlspace joists and evaluate

Add vapor barrier as needed

New LVT flooring throughout

Repair damaged subfloor as needed

Repair loose handrail on interior steps

Add smoke and carbon monoxide detectors

New granite tops in kitchen and both vanities