**5306 McClellan SOW - 2022**

**Roof**

Roof in good condition. Estimated on front end of lifespan

**Interior General**

New paint

Replace interior doors as needed

Paint kitchen cabinets (keep & paint cabinets in bathroom)

Install granite in kitchen and bathroom

Install new black range and black vent a hood (keep black dishwasher)

Repair/replace some drywall in the laundry room

Install new blinds

New toilet seat in ½ bath – keep sink and countertops in ½ bath

**Exterior**

Repair and paint fascia and soffit as needed

Paint wood siding in carport

Remove gutter on back side of house

**HVAC**

HVAC - keep

**Electrical Plan**

Electrical sub verify all electrical in working order

GFCI Receptacles in Wet Locations

Replace lighting throughout

New vent fan in the bathroom

**Plumbing**

Test and verify all plumbing works

Hot Water Tank - New

New washer box

Keep bathtub and install new shower surround

**Safety Items**

CO2 and smoke detectors

**Flooring Plan**

Vinyl plank flooring in kitchen, living room, bathroom

Carpet in all 3 bedrooms