

## **1084 Rutland SOW**

### **Roof**

GAF Weathered Gray 25 Year Tab Shingle SKU214628

### **General Spec**

See Property Checklist

### **Interior Paint Plan**

3 color spec (Trim, Walls and Ceiling)

### **Exterior Paint Plan**

Fix rotten wood

Paint siding and shutters

.

### **Exterior**

Security Door x 1

New Mailbox

Exterior Lighting Plan-Keep in front, spec in the back

Rekey to Master and Tenant Key

Exterior or Carport Storage Building Plan-Spec light

Paint security doors that we keep

### **Garage/Carport Plan**

Replace the storage exterior door

Paint

### **Landscaping**

Option 2

### **HVAC**

Furnace- February 1993- Will Replace

AC- April 1981-Will Replace

Filter Size- 16 x 25 x 1

### **Electrical Plan**

Electrical sub verify all electrical in working order

Outlets and Switches Swapped out (white)

GFCI Receptacles in Wet Locations

Put a place for a light fixture in front living room

### **Plumbing**

Test and verify all plumbing works

New Hot Water Tank-Will Install New

### **Interior Door Plan**

Replace one interior door  
Brush nickel knobs throughout

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

Poly and sand hardwood floors in front living room, hallway and bedrooms  
Rolled vinyl- hall bathroom

### **Front Living Space**

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

### **Secondary/Back Living Space**

Clarkson 44" White Fan, SKU#754470

### **Kitchen**

Replace Cabinets (specify which ones)  
Brush Nickel Hardware and Hinges  
30" Black Vent-a-Hood SKU#435140  
Delta Foundations 2 handle Kitchen Faucet with Side Sprayer Chrome, SKU# 1000119369  
Glacier Bay 33" Double Sink-4Hole-20 Gauge SKU#755731 & Strainer SKU#1001977405  
Commercial Electric 2 Light Brushed Nickel, SKU# 701704  
Hampton Bay 7" Light SKU #385477  
Keep Existing Dishwasher  
Home Depot Laminate  
We are replacing the lower cabinets and painting the upper ones

### **Laundry**

Spec Commercial Electric 2 Light Brushed Nickel, SKU# 701704  
Keep Cabinets & Clean  
Brush Nickel Hardware and Hinges

### **Hallway**

Spec Commercial Electric 2 Light Brushed Nickel, SKU# 701704

### **Hall Bathroom**

3 light bar Cordelia Lighting, SKU# 644212  
Bathroom Fan Ok  
18" to 24" Surplus Shaker White with W/T Top  
Rolled Vinyl  
Keep Existing Tub Surround Look Make Repairs as Necessary  
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  
Paint Tub surround white

**Master Bathroom**

3 light bar Cordelia Lighting, SKU# 644212  
18" to 24" Surplus Shaker White with W/T Top  
Keep Existing Toilet  
Glacier Bay 4" Chrome Faucet, SKU# 505838

**Bedroom 1**

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

**Bedroom 2**

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

**Master Bedroom**

Middleton 42" Brush Nickel SKU# 1002592780

**Misc**

One board of sheetrock  
Fill cracks in brick on exterior  
Take bars off windows  
Repair two cracked windows  
Build flooring and do insulation in the attic  
Replace two panels of wood paneling