

4035 Pippin 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

Do not paint outside
Pressure wash outside

Fence/Gate Plan

Build 75 feet of fence with one gate

Exterior

Security Door x 1
New Mailbox
Exterior Lighting Plan- Flat light fixture in front due to security door
Rekey to Master and Tenant Key

Landscaping

Option 1

HVAC

Furnace- December 2001-Will replace
AC- April 2002- Will replace
Filter Size- 14 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

Plumbing

Test and verify all plumbing works
Hot Water Tank- April 2006-Will replace

Interior Door Plan

Brush nickel knobs throughout

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

Plank-living room and secondary living room, entryway, hallway
Carpet-Bedrooms 1 and 2, Clean carpet in master bedroom

Front Living Space

Keep Existing Light

Secondary/Back Living Space

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

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 White Dishwasher HDA2100HWW

Home Depot Laminate

Laundry

Spec Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Paint Cabinets

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

30" Glacier Bay White, Sku# 631264

Keep Existing Floor

Keep Existing Tub Surrond Look Make Repairs as Necessary

Glacier Bay Elongated 2 Piece 1.1 GPF, SKU#, 215583

Glacier Bay 4" Chrome Faucet, SKU# 505838

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

Reglaze Tub

Master Bathroom

4 Light Hampton Bay Chrome Raceway Vanity Light, SKU # 644257
Bathroom Fan Ok
Keep Existing Floor
30" Heritage White Shaker WSV30 with W/T Top
Keep Existing Tub Surround Look Make Repairs as Necessary
Keep Shower / Repair as Necessary
Keep Existing Toilet
Reglaze Tub
Glacier Bay 4" Chrome Faucet, SKU# 505838
Glacier Bay 3-Spray 3.45 in. Fixed Shower Head in Chrome, SKU #1002847992

Bedroom 1

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Bedroom 2

Commercial Electric 2 Light Brushed Nickel, SKU# 701704

Master Bedroom

Lighting Option

Keep Fan

Misc.

Demo structure outside in the back of the house

Replace the front door

Demo the shed in the back

Demo the platform at the front porch

Demo the closets in the bonus room

Demo the pull-down Murphy bed in bedroom 2