

## **Scope of Work - 4982 Ensign Street**

**Contractor: JP GOGOS SOUTHERN CALIFORNIA DESIGN & GENERAL CONTRACTING  
CONSULTING - (619) 726-2275 - prhomestaginganddesign@gmail.com**

- Remove old appliances, all carpet/old flooring, baseboard, casing, removal of old cabinets and vanities
- Remove soffit in kitchen
- Remove old patio storage
- Haul away all trash and debris
- Rough electrical and plumbing as needed
- Installation of 5 in. recessed lights throughout home
- Installation of new faceplates/outlets as needed
- Installation of GFCI outlets in bathrooms and kitchen
- Install new kitchen cabinets and bathroom vanities
- New LVP and baseboards throughout home
- Installation of kitchen appliances
- Install all new finishes: sinks, toilets, faucets, mirrors, lights, fans, towel bar kits, cabinet hardware
- Installation of new countertops in kitchen and baths
- Installation of garbage disposal
- Install new doors, door frames, casing throughout the home
- Remove ceiling drywall in family room and replace
- Install new drywall in family room -retexture in work areas and patches around home
- Insulate family room ceiling and any areas deemed necessary
- Plaster fireplace area
- Install new roof with 30 yr composite roof shingles and felt
- Installation of new light fixtures and ceiling fans throughout home
- Installation of new exterior light fixtures
- New tile Installation in bathrooms, tub installation in bathroom
- New tile installation of kitchen backsplash
- Paint interior & exterior walls of home and fences
- Installation of new retro-fit windows
- Installation of new sliding glass doors
- Installation of new closet doors
- Sewer line repair - mainline connection replacement (Repaired by Penny Pinch Plumbing)
- Installation of new HVAC system including 4 Ton Condenser
- Move water heater to exterior wall and install new tankless water heater
- Stucco patching as needed on exterior of home
- Paint exterior trim and pergola area
- Pour new concrete landing 5'x4' from kitchen sliding glass door
- Replace/repair damaged concrete in driveway
- New landscaping