SCOPE OF WORK

KEEP - Items remaining in house. DO NOT DEMO

water heater

Entire Home

Remove and frame walls according to design.
Complete all necessary electrical work according to design. All new outlets and switches to match. Decora Style.
Complete all necessary plumbing work according to design.
All new black, dual pane, low-e, retrofit windows installed where needed.
New paint on exterior walls, trim, doors and garage door + back shed
New paint interior walls, ceilings, base and casing, and doors if needed
Patch all drywall as needed and match existing texture
Install new baseboard and trim throughout.
Install smoke and CO detectors
All switches and outlets will need to be adjusted for the 6" bathroom backsplash
Install new hinges on all doors to match hardware per design
Install door stoppers on all interior doors to match hardware per design
Stucco patch cracks and holes throughout exterior prior to painting
Install new weather srtipping to all exterior doors that are not being replaced
Caulk all shower/tub fixtures, toilets and exterior lights
Smooth texture throughout

Entry

Install flooring as specified. - Engineered hardwood
Install new front door and new lockset, and paint per design.
Install new window.
Install new exterior light.
Install new doorbell and chime
Install new mailbox.
Install new house numbers.

Living Room

Demo wall on entry - patch drywall
check plumbing repairs and verify correct
drywall patch ceilings
Install lighting as specified. - Ceiling fan centered in room. 8 can lights.
Install flooring as specified. - Engineered hardwood
Install new windows per design.
Install TV outlet according to plan.
Install electric fireplace
Run electric for fireplace and TV outlet
Install new smoke detector and CO detector.

Kitchen

Demo wall on entry - patch drywall
Install lighting as specified - 4 can lights, 2 pendants, 2 sconces
Install new cabinets, soft close hinges and cabinet hardware.
Install new quartz and sink.
Install new garbage disposal.
Install new appliances.
Install new windows per design.
Run water line to fridge.
Install tile backsplash
run gas line for stove
install door for closet + door hardware (drywall patch hole in closet)
Install flooring as specified. - Engineered hardwood

Dining Room

Install lighting as specified. - Chandelier
Install flooring as specified. - Engineered hardwood
Install new exterior bifold door
Install new windows per design.
Open up exterior wall for 10ft bifold slider
Frame header for bifold door and stucco/drywall patch around door

1/2 Bath/ Bath - downstairs

Install lighting as specified. - Pendant light right of sink, exhaust fan combo. Exhaust fan to be vented to exterior.
Install flooring as specified. - tile
Install new prefab vanity with counter and sink
Install new vanity faucet and pop-up drain.
Install new towel ring, and toilet paper holder per design.
Install new mirror above sink
Install new toilet.
Install wainscoting, wall paper and paint per design
Install new door with hardware (lockable handle).

Laundry

Stackable Washer + dryer - move plumbing/electric/vent so its in correct location. no applance provided or installed
Install lighting as specified. - exhaust fan combo
Install flooring as specified. - Engineered hardwood
Install new door and hardware.
Replace washer box
Move 220v for stackable
Install vent for dryer.
Install exhaust fan and vent to exterior.
Install new bifold door with hardware - louvered doors
Install cabinets / counters next to stackable W/D
Install 2x GFCI outlets - counter level per floorplan

stairs

Install lighting as specified. 2 cans on 3 way switch
Install flooring as specified. - Engineered hardwood
demo walls and open up for railing
Install new railing black metal

Hallway

paint and keep HVAC closet door
Install lighting as specified. - 3 can lights
smoke + CO detector

Bedroom 1

Install lighting as specified. - Flush mount centered in room.
Install flooring as specified. - Engineered hardwood
Install new door with hardware (lockable handle).
Install new smoke detector.
Install new closet door per design, and install new closetshelf and pole.
Install new windows per design.
Frame/drywall for standard size closet doors

Bedroom 2

Install lighting as specified. - Flush mount centered in room.
Install flooring as specified. - Engineered hardwood
Install new door with hardware (lockable handle).
Install new smoke detector.
Install new closet door per design, and install new closetshelf and pole.
Install new windows per design.
Frame/drywall for standard size closet doors

Master Bedroom

Install lighting as specified. - Ceiling fan centered in room. 4 can lights in bedroom + 2 can lights in closet
Install flooring as specified. - Engineered hardwood
Install new door with hardware (lockable handle).
Install new smoke detector.
Frame new door location into closet and replace door per design with passage hardware
Frame new header for bifold door
Install new bifold door + stucco patch/drywall patch/ wood shake around new door
Install new windows per design.

Master Bathroom

Install lighting as specified. - 3 Vanity lights around sinks, exhaust fan combo, can light and light in ledge wall. Exhaust fan to be vented to exterior.
Install flooring as specified. - tile
Install new shower surround as specified - Tile with niche
Install shower pan - poured and tiled
Install new shower head, valves, and drain.
Install new prefab vanity and hardware per design.
Install new quartz and sink.
Install new vanity faucet and pop-up drain.
Install new towel bar, towel ring, and toilet paper holder per design.
Install new mirrors above sinks
Install new toilet.
Install new door with locking hardware 2x (entry and toilet room)
Install glass shower door.

Hall Bathroom

Install lighting as specified. - 2 Vanity lights around sink, exhaust fan combo, can light. Exhaust fan to be vented to exterior.
Install flooring as specified. - tile
Install new shower surround as specified - Tile with niche
Pour new shower pan and tile
Install new shower head, valves, tub spout and drain.
Install new prefab vanity and hardware per design.
Install new quartz and sink.
Install new vanity faucet and pop-up drain.
Install new towel bar, towel ring, and toilet paper holder per design.
Install new mirrors above sinks

Install new toilet.
Install new door with locking hardware.

Garage

New header to open up for 2 car garage
Paint garage floor (follow the design)
Remove shelves and damaged wood.
Install new exterior door into garage and paint + install new hardware deadbolt
Replace garage motor.
Replace garage door.
Adjust garage door as needed to close properly, and insure reverse safety beams are installed and functioning

Water Heater

KEEP as is

HVAC

Install new furnace, thermostat and covers

Exterior

Replace all exterior outlets with GFCI outlets (Weatherproof boxes to be installed where needed) in existing locations
Install new hose bibs on all exterior faucets in existing locations
Install splash blockers on all downspouts
All exterior switches and outlets to be working properly
Remove all excess alarms, TV, phone and related wires that are extruding from all or surface mounted
remove shake/wood siding on side, keep on front.
Install 2 new sconces around garage
Replace exterior lights per design
paint existing fence per design

Roof

Clean the upper and lower flat roof surfaces by brooming away accumulated dust and debris. Apply one (1) coating of elastomeric roof coating to seal all cracks and discolored roof areas. Remove and replace two (2) pipe flashings at the upper roof area prior to elastomeric application, and reseal all loose seams.

Remove and replace approximately fifteen (15) linear feet of 2x4 rotted fascia board attached to the larger fascia board located at the front edge of the upper roof. To be painted by others.

new gutters

Landscape

new fence gates on side yards
Deck off bifold - 1st floor
pergola off top deck
eyebrow above garage
install gravel/plants/pavers
install artifical turf

Disclosure:

The seller has never occupied and is unaware of the property prior to acquisition. Seller recommends buyers obtain a licensed contractor or qualified professional to inspect all aspects of the home. This scope of work represents Seller's initial plan for the property, however, many changes come up during the project and it's possible that some repairs were not completed as listed &/or additional repairs were completed but not listed. A licensed contractor was not used unless specifically noted. Buyer to verify all property information and conditions prior to the close of escrow.