

Interior:

Unit 1 Front:

- Remove all debris from unit
- Remove existing damaged doors (2 entry, 2 bedroom and 2 closet 1 bath) and install new (includes hardware)
- Remove bathroom fixtures (toilet, vanity, mixing valve trim)
- Remove 5 windows and Install new double hung, vinyl replacement windows
- Remove existing kitchen cabinets and install new
- Install new cabinet hardware
- Remove existing tile backsplash and replace with new
- Install new kitchen sink and faucet
- Consult with plumber on condition of supply lines and drain
- Remove 275 Sq Ft of laminate flooring
- Install new flooring underlayment if needed
- Install new vinyl plank flooring
- Paint all interior surfaces (ceilings, trim and walls)
 - Includes repairing of damaged portions of sheetrock
 - Includes caulking where needed
 - Application of 2 coats of primer, 2 coats of topcoat
- Replace all light fixtures, plugs and switches
- Install new smoke detectors
- Install new bathroom fixtures (toilet, vanity, mixing valve trim)
- Post construction cleaning

Unit 1 Rear:

- Remove all debris from unit
- Remove seven existing damaged doors and install new
- Remove bathroom fixtures (toilet, vanity, mixing valve trim)
- Remove 7 windows and replace with new double hung, vinyl replacement windows
- Install new cabinet hardware
- Install new kitchen faucet
- Consult with plumber on condition of supply lines and drain
- Remove existing toilet, vanity and shower mixing valve trim and replace with new
- Remove existing tile shower surround
 - Evaluate condition
 - Make any repairs to walls as needed
 - Install new water proofing system and tile surround
- Remove 350 Sq Ft of laminate flooring
- Remove existing carpet in 5x10 office
- Remove existing carpet in 10x9 bedroom
- Install new flooring underlayment if needed
- Install new vinyl plank flooring to all rooms
- Install new baseboard trim in office

- Paint all interior surfaces (ceilings, trim and walls)
 - Includes repairing of damaged portions of sheetrock
 - Includes caulking where needed
 - Application of 2 coats of primer, 2 coats of topcoat
- Replace all light fixtures, plugs and switches
- Install new smoke detectors
- Install new bathroom fixtures (toilet, vanity, mixing valve trim)
- Repair visibly damaged sections of baseboard heating elements, preform pressure test to ensure all damage repaired
- Post construction cleaning

Unit 2 Front:

- Remove all debris from unit
- Remove seven existing damaged doors and install new
- Remove bathroom fixtures (toilet, vanity, mixing valve trim)
- Remove 7 windows and replace with new double hung, vinyl replacement windows
- Remove and replace existing kitchen cabinets and countertop
- Install new kitchen cabinet hardware
- Install new kitchen sink and faucet
- Consult with plumber on condition of supply lines and drain
- Remove existing toilet, vanity and shower mixing valve trim and replace with new
- Remove existing tile shower surround (mold present, may have water damage)
 - Evaluate condition
 - Make any repairs to walls as needed
 - Install new water proofing system and tile surround or fiberglass tub/shower
- Remove gas space heater in unit and install new forced hot air heating system
- Remove existing carpet in 3 10x10 bedrooms
- Install new flooring underlayment if needed
- Install new vinyl plank flooring in bedrooms, living room and bathroom
- Paint all interior surfaces (ceilings, trim and walls)
 - Includes repairing of damaged portions of sheetrock (extensive damage on most walls, evaluate if repairable, replace if necessary)
 - Includes caulking where needed
 - Application of 2 coats of primer, 2 coats of topcoat
- Replace all light fixtures, plugs and switches
- Install new bathroom fixtures (toilet, vanity, mixing valve trim)
- Toilet clearance is 26" evaluate usability and proceed accordingly
- Post construction cleaning

Unit 2 Rear:

- Remove all debris from unit
- Remove 9 existing damaged doors and install new
- Remove bathroom fixtures (toilet, vanity, mixing valve trim)
- Remove 7 windows and replace with new double hung, vinyl replacement windows
- Remove and replace existing kitchen cabinets and countertop

- Install new kitchen cabinet hardware
- Install new kitchen sink and faucet
- Consult with plumber on condition of supply lines and drain
- Remove existing toilet, vanity and shower mixing valve trim and replace with new
- Remove existing tile shower surround (mold present, may have water damage)
 - Evaluate condition
 - Make any repairs to walls as needed
 - Install new water proofing system and tile surround or fiberglass tub/shower
- Repair visibly damaged sections of baseboard heating elements, preform pressure test to ensure all damage repaired
- Remove existing carpet in 3 10x11 bedrooms
- Install new flooring underlayment if needed
- Install new vinyl plank flooring in bedrooms, living room and kitchen
- Paint all interior surfaces (ceilings, trim and walls)
 - Includes repairing of damaged portions of sheetrock (extensive damage on most walls, evaluate if repairable, replace if necessary, walls currently heavily textured)
 - Includes caulking where needed
 - Application of 2 coats of primer, 2 coats of topcoat
- Replace all light fixtures, plugs and switches
- Install new bathroom fixtures (toilet, vanity, mixing valve trim)
- Post construction cleaning

Common Areas:

- Remove all existing carpets
- Paint all common surfaces (ceilings, trim and walls)
 - Includes repairing of damaged portions of sheetrock (minor damage on most walls)
 - Includes caulking where needed
 - Application of 2 coats of primer, 2 coats of topcoat
- Install handrails where needed
- Install new vinyl plank flooring on landings
- Paint stairs
- Install vinyl stair tread covers
- Install new side entry door and basement door

Basement:

- Remove and replace 2 water heaters
- Install junction boxes and covers where needed (open junction boxes and exposed wiring in a few places)
- Repair hole in foundation at rear of property where old junction box seemed to exit the building
- Consult with plumbing vendor on condition of drain lines (all seem to be intact and functioning but may be able to consolidate lines)
- Consult with HVAC vendor on condition of existing forced hot air furnace that services the 1st floor front unit (to include ductwork) repair/replace as needed

- Consult with HVAC vendor on condition of the older of the two existing boilers, repair/replace as needed
- Repair known damage at main water line (cracked pipe)
- Install expansion tank and back flow preventor as required by code

Exterior:

- Remove debris from around exterior of property
- Make various repairs to damaged portions of siding
- Repair/replace damaged and missing downspouts
- Install downspout extensions to move water away from the building
- Repair damaged handrails on stairs/decks
- Clean-up landscape (install mulch, grass seed etc.)
- Repair fencing
 - Power wash, stain/paint new and existing fencing
- Replace roof
 - Strip existing roofing material
 - Remove skylight
 - Install new roof sheathing
 - Install new architectural shingles to manufactures recommendations
 - Install new chimney flashing
- Soft wash exterior of building post construction