



## Home Improvements List & Scope 5413 Chapman St.

1. 3D asphalt shingle roof in 2019 – charcoal color
2. Foundation Work with Warranty
3. All new Low-E argon gas filled windows throughout
4. HVAC including duct work
5. Tankless water heater ECO-Smart
6. Landscaping; including black rock, foxtail ferns & more!
7. Wooden 8ft fence surrounding property with gate
8. Electrical work; new panel, switches/outlets, GFCI protection & rewiring
9. Gas line installed
10. Interior & Exterior modern painting
11. Shutters on front of the home
12. Engineered hardwoods in the main areas, new carpeting in all bedrooms & wood-like tile flooring in bathroom
13. White shaker-style cabinets throughout kitchen & bathroom + champagne bronze hardware
14. Kitchen backsplash – white subway tiles + farmhouse accent tile over stove
15. Stainless steel appliances; dishwasher, range & built-in microwave
16. Farmhouse-style kitchen sink w/ disposal
17. Rectangular bathroom sink, new faucet, toilet, tub/shower & fixtures.
18. All new modern lighting throughout; dining chandelier, vanity light, sconces, kitchen pendants
19. Ceiling fans in every room + addition of canned lighting
20. Interior and exterior doors w/ dark accents + hardware
21. Quality Finishes throughout & a NEVER-BEEN-FLOODED home!

*This information has been prepared for marketing purposes only and should be confirmed by the buyer and buyer's representation.*

***\*\*This information was provided by the seller & previous sellers***