

HOME IMPROVEMENT LIST

JM General Contracting

23827 Spring Dane Dr.

Spring Tx. 77373,

281-827-0902

Doug and Anna Spalding

5814 Evening Shadows

Spring Tx. 77373

Exterior:

Cut back rotten siding and Install hardi rot board, R/R
Rotting Soffit and fascia on front left and ride side. Install
1x2s on sides of house as needed, 1x4 on front around
Front window

Pressure wash driveway entry and house as needed

Caulk and paint exterior to match

Replace fence 1 side, gate and left large gate with standard size

Install gutters around front walkway

Take out front rotting tree, limbs over garage, back yard bushes

And small over growth, trim front bushes, clean up, mow

Edge and blow

Replace garage door, tracks and opener

Interior:

Sheetrock/Framing:

Raise entry ceiling, coffered in kitchen/kitchenette

Take out inner wall between formal living and dining

Sand existing texture throughout, float, and texture.

(Excluding closets) Master closet included. Float all

Damaged corners throughout.

Sheetrock patches to include attic entrance removal

And add an access, to be determined.

Reroute air duct to entry

Prime and paint ceilings, walls, garage Sherwin Williams 200

Woodwork:

Replace damaged and rotted window sills, closet shelf. Add

Sliding doors in laundry room and front bedroom. Replace or fix

Hallway door. Sand prime and paint, all doors, jambs, trim,

Window sills, shelving and base

Sand, caulk, prime and paint cabinets in kitchen and

Bathrooms. Paint fireplace, custom color.

Kitchen and bathrooms:

R/R countertops with granite, replace sinks in bathrooms

And kitchen. Remove and reattach kitchen and guest bath faucets

Replace master bathroom faucet. Contractor pick on granite, sinks

And faucet. Does not include kitchenette granite.

Backsplash in kitchen

R/R Appliances, black Amana

R/R tub in guest bathroom, purple board, tile with one insert.

Replace fixtures, plumbing included.

Tile floors and R/R toilet

Master bath new purple board and tile shower to floor and extend.

Shower drain and fixtures replaced. Frame for step. 1 insert
R/R toilet. Tile floor

Replace kitchen and kitchenette windows/glass (gas insulated)

Replace cabinet hardware add towel bars, toilet paper holders

And hand towel bars, bathrooms Contractor provide.

New mirrors for bathrooms

Tile, kitchen, kitchenette and laundry room, pantry and grout

Flooring and miscellaneous:

Carpet bedrooms/closets with 1/2" pad and builder grade carpet

Lay water resistant laminate floor

Install base in all areas excluding bedrooms and closets

Final clean to include windows

Replace all door knobs interior, garage and front door

Electrical:

Replace electric panel, run wire and add fan/lights in bedrooms

Move light/fan in master bath. Waterproof light in shower

And single fan in master bath. Remove lights in guest bath

Replace with sink light and 2 recessed lights. R/R fan light combo,
Light in shower and new fan.

Remove light in hallway and replace with recessed, new entry light

Moved from wall to ceiling. Add plug for microwave.

Replace lights in kitchen with 7 square recessed lights.

Replace kitchenette lights with 6 square recessed lights.

Replace all other lights and existing fans in home with new.

Including exterior front porch light. Replace all switches and

Outlets to include 2 gfci's in house.

Roof and Additional work performed:

Tear off existing shingles and replace with 30 year shingle and 30 lb. felt. Replace 3 sheets of plywood.

Move existing Master shower drain

R/R flange in master bath and shut off valves

R/R shut off valves hall way bath and replace faucet

Buy new kitchen faucet

Repair bathroom cabinet from water damage and repaint

AC repair and maintenance (included cleaning of unit)

Close in kitchen/living wall

Blinds in bedrooms

R/R all plumbing under kitchen sink

Change 2 outside faucets, sweat on and insulate, sheetrock

Patch, tape, floats, texture, prime and paint.

New vents for hallway, 2.

Pull out mulch and add around bushes, 4 bags of dirt, 33, pieces

Of grass added.
