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| <b>Customer Information</b>                                   | <b>Project List Information</b>      |
|---|--------------------------------------|
| Memphis Invest<br>(901) 751-7191<br><b>Date</b><br>01/14/2020 | 4604 Deluth Ave<br>Memphis, TN 38118 |

## Project List Name: List - 16534

### Exterior

**\* Call 811 before you dig.** Call 811 at least a few days before you start any digging project to mark underground utility lines. You will be responsible for paying for any damaged utility lines. For more information, go to [www.call811.com](http://www.call811.com)

- pressure wash house, driveway, walkway, porch, patio and garage/carport floor if present
- new black metal mailbox and new stand using PT wood in concrete and paint stand alabaster
- new black metal address numbers, center over garage/carport when possible
- replace all damaged/rotten wood/trim/siding, around house, match type, style and texture of existing wood
- paint trim (Glidden White, semi-gloss) (trim includes soffit, fascia, gutters, garage doors)
- paint siding (Glidden Brushwood Tan 20YY 31/106)
- paint doors (Glidden White, semi-gloss)
- repair damaged/cracked concrete around foundation including corner pops
- paint foundation around perimeter of house (Glidden Charcoal Coast, flat)
- new light fixture in back
- new fence front right (6ft wood pickets, 4x4 posts in concrete (use metal posts in DFW market), 3 horizontal supports, posts should be 8ft apart, no nails sticking through horizontal supports)
- new fence down left side of yard (6ft wood pickets, 4x4 posts in concrete (use metal posts in DFW market), 3 horizontal supports, posts should be 8ft apart, no nails sticking through horizontal supports)
- new fence and gate front left (6ft wood pickets, 4x4 posts in concrete (use metal posts in DFW market), no nails sticking through, new double sided latch, 3 new hinges)
- new double sided gate latch
- new exterior metal storage room door, paint door (Glidden White, semi-gloss)
- clean out storage room, broom swept
- repair and paint inside storage room
- remove all stickers from all windows, inside and outside
- caulk all windows
- paint electrical and gas meter gloss grey
- paint roof vents gloss black
- two new light fixtures in front

- properly repair chain link where needed
- new dryer vent in storage room
- (2) new light fixtures in storage room
- caulk and prep all new siding and trim and replace couple water damaged soffit boards on rear
- install all new shutters

## **Main Interior**

- remove all wallpaper, cable and phone outlets, nails, hooks, intercom systems, and window treatments prior to painting. Phone and cable jacks should be covered by a blank wall plate. Remove stickers from windows, appliances and plumbing fixtures.
- paint all walls - Glidden Fossil Grey (30YY 56/060) (mix in Essentials Eggshell GLE2011)
- paint trim and doors - Glidden White (mix in Essentials semi-gloss GLE3000 no tint)
- paint ceilings and closets - Glidden White (mix in SpeedWall flat GPS2000 no tint)
- install new blinds throughout, make sure blinds fit properly inside the window frame from top to bottom and side to side; open and close properly; raise and lower properly
- install new doorstops throughout, spring style, chrome
- install new doorknobs throughout, chrome, interior doors only, beds/baths should have locking knobs, all other knobs should be non-locking
- replace all light switch and outlet covers, if receptacles are white use white; if receptacles are ivory use ivory; if receptacles are any other color the electrician will replace them to be white or ivory to match the rest of the receptacles in the house
- replace missing/broken light bulbs, all bulbs should match the other bulbs in the same light fixture
- install two new smoke detectors; (TEXAS: install in every room required by local code) if existing ones are wired then install new wired smoke detectors; if there are no wired smoke detectors then install battery operated smoke detectors; install one in kitchen and one in hallway
- install one new fire extinguisher; mount it under the kitchen sink on side of cabinet
- make sure all doors open/shut properly, do not drag on carpet or hit door frame; replace missing strike plates or other door hardware if needed, no loose hinges
- make sure all windows open/close properly; install window locks if existing ones are missing or broken; windows should stay up when in the open position
- remove all trash from attic, sweep any attic flooring
- remove all trash
- remove, clean, and paint all AC vents
- cover and protect hardwoods we are refinishing
- install all new Sheetrock
- lower quarter round in all rooms
- install all new baseboards and quarter round
- replace all missing ac vents

## **Entryway**

- new tile floor (Memphis Invest approved tile and grout only)
- new metal exterior door with crescent window, paint door
- install weatherstripping around exterior door
- new closet door(s): 1
- 1 new two-bulb chrome light fixture(s)

- wall of entry into living room

### **Den**

- new tile floor (Memphis Invest approved tile and grout only)
- remove door to Hallway
- new 52 inch ceiling fan with light (use extension rod on vaulted ceilings)

### **Dining Room**

- remove door to Kitchen
- 1 new two-bulb chrome light fixture(s)
- replace # window(s) with new double pane vinyl window(s) 2 window(s)

### **Kitchen**

- new tile floor (Memphis Invest approved tile and grout only)
- new metal exterior door with 9-lite half glass, paint door
- install new window blind on 9-lite half glass exterior door
- install weatherstripping around exterior door
- 4 new two-bulb chrome light fixture(s)
- new hardware on cabinets, chrome
- install new countertops, with end caps where needed; measure for 30 inch stove opening; caulk any seams, make sure dishwasher will fit properly
- new backsplash at stove opening, use clear plexiglass
- new black vent-a-hood with proper 3 prong appliance cord
- install new all new cabinets
- new sink
- plumber is installing new washer box do not repair until inspection has passed
- new window above the sink

### **Hall Bathroom**

- new tile floor (Memphis Invest approved tile and grout only)
- install baseboards as needed
- install quarter round as needed
- new door, match style to rest of house (flat or six panel door)
- install new door, match style of other existing doors
- new closet door(s): 1
- install new four-bulb, chrome vanity light fixture
- new hardware on cabinets, chrome
- new sink/cabinet combo, new combo should be the same size as the old one
- remove wall tiles, repair sheetrock and match wall texture
- remove existing shower surround and install new tile shower surround with concrete backer board (do not use sheet rock or green board; install concrete backer board and tile after the plumber installs the new shower valve; space the tile properly; use 12x12 tile on walls and 1x1 or 2x2 tile on shower floor)
- new shower head, chrome
- new shower bar, chrome
- new mirror with frame, match to size of vanity

- new chrome toilet paper holder with bar
- caulk toilet, sink, tub, floor
- remove existing flooring prior to installing new tile flooring
- remove medicine cabinet and repair as needed

### **Master Bathroom**

- new tile floor (Memphis Invest approved tile and grout only)
- install baseboards as needed
- install quarter round as needed
- new door, match style to rest of house (flat or six panel door)
- install new door, match style of other existing doors
- install new four-bulb, chrome vanity light fixture
- new hardware on cabinets, chrome
- new sink/cabinet combo, new combo should be the same size as the old one
- remove wall tiles, repair sheetrock and match wall texture
- remove existing shower surround and install new tile shower surround with concrete backer board (do not use sheet rock or green board; install concrete backer board and tile after the plumber installs the new shower valve; space the tile properly; use 12x12 tile on walls and 1x1 or 2x2 tile on shower floor)
- new shower head, chrome
- new shower bar, chrome
- new mirror with frame, match to size of vanity
- new chrome toilet paper holder with bar
- caulk toilet, sink, tub, floor
- plumber will install new shower pan do not tile until top out inspection has passed

### **Bedroom 1**

- 1 new two-bulb chrome light fixture(s)
- frame out doorway into the entry hall with new door
- build closet in corner with new door, shelf, bar and support
- two new windows

### **Master Bedroom**

- new door, match style to rest of house (flat or six panel door)
- install new door, match style of other existing doors
- new closet door(s): 1
- new 52 inch ceiling fan with light (use extension rod on vaulted ceilings)
- new single bulb light fixture
- new window

### **Bedroom 3**

- new door, match style to rest of house (flat or six panel door)
- install new door, match style of other existing doors
- new closet door(s): 1
- install new closet shelf
- install new closet bar

- install new support bracket for closet bar
- 1 new two-bulb chrome light fixture(s)
- replace side window

## **Bedroom 2**

- new door, match style to rest of house (flat or six panel door)
- install new door, match style of other existing doors
- new closet door(s): 1
- 1 new two-bulb chrome light fixture(s)

## **Hallway**

- new tile floor (Memphis Invest approved tile and grout only)
- 1 new two-bulb chrome light fixture(s)

## **Additional Items**

- rekey all locks
- install security door(s) on: front
- mow yard/landscaping
- plumbing repairs as recommended by a licensed plumbing contractor
- install new water heater
- HVAC repairs as recommended by a licensed HVAC contractor
- install new furnace
- install new AC
- electrical repairs as recommended by a licensed electrical contractor
- update electrical panel
- repair damaged hardwoods, then refinish
- install new roof
- pour new driveway
- install new dishwasher