

# Repairs & Updates for 4903 Lingonberry

## Inspection Report Repairs

- Remove all vegetation from within 1' around the home,
- Repair gutter where damaged
- Cut down grade where above sill plate
- Provide positive drainage within 5' of the house
- Re attach porch soffit
- Remove satellite dish
- Install new shingles to roof and new flashings where applicable
- Replace attic ladder, with insulation and weather seal
- Support rafter splice
- Flash Brick at AC wall penetration
- Fix any grout lines in Kitchen or Baths
- Caulk any cracks in exterior Brick mortar
- Repair all damaged Drywall and float cracks
- Replace front porch columns with new posts
- Remove sheetrock in master closet ceiling and replace
- Microban all areas where fungal mold is visible
- Replace Front and Back Door units
- Replace Screens for all windows
- Replace service entrance load center, gutter and A/C disconnect. Install new LC and A/C disconnect
- Replace missing or damaged electrical outlets and plates
- Correct any outlets that do not have power to them or eliminate them
- Correct any improper junction boxes
- Install any GFI outlets where applicable per code
- Install all new light fixtures
- Install Smoke / Carbon Monoxide Detectors where applicable per code
- Replace both interior and exterior A/C units
- Replace Kitchen and bath faucets, install backflow devices at hose bibs
- Verify Hot water heater is reinstalled properly.
- Install appliances properly
- Install new Garbage disposal
- Install new cooktop, oven, vent hood
- Install new Garage Door at 3<sup>rd</sup> car bay
- Route dryer exhaust to outside

## **Renovation Scope of Work**

New Exterior Paint for home

Power washed entire home

Landscape entire property

Address all items listed above on the inspection report.

Remove all interior door units and replace with new 2 panel HC units

Install new baseboard in hallway, Living, Dining Rooms and Kitchen

Install new Shaker Style Procraft Cabinets in Kitchen and Baths, along with Level 1 Granite of the customers choosing, This layout is along the current sink area, small section along left wall by dining door and 39" x 72" island. Further design will be confirmed when tenant had vacated.

Backsplash will consist of white subway tile with light grey grout

New tile in all main areas

Repair all sheetrock, tape float and texture that were visible at the time of inspection.

All new interior paint inside the home

Replace A/C units and service up to code

Repair Garage door, garage sheetrock and trim. Repaint clean and pressure wash

Install new roof with flashing as applicable. Any rotten roof members will need to be addressed. These repairs are not in the scope of work.

Install new bath units and shower unit. Repair any microbial damage caused by improper caulking and leaking.

Convert Study to a bedroom by enclosing the doorway and adding a 2868 interior door unit.

Additionally, building a small closet within the new bedroom space that includes a rod and shelf and is accessed by a 2068 interior door