

REMODEL – 566 BIRDSONG

Start: 11/11/2019

Completed: June 2020

Site Preparation: Demolition & disposal of Tile Flooring & Trash Out

Exterior

- New roof – Townhouse, breezeway and garage
- New gutters
- New garage door plus new garage remote (LifeMaster)
- Prep/Prime/Paint – Interior Garage
- Power wash – exterior of home, patio & fence areas
- Power wash – driveway & sidewalk

Exterior Siding

- Replace exterior siding for garage & second story with hardie-plank (Includes moisture barrier)
- Paint – exterior areas, soffit, siding & trim

Plumbing/Fixtures

- New Lavatory Faucets and sinks
- New kitchen sink, kitchen faucet, new garbage disposal
- All electric cover plates & switches replaced
- Laundry room – new hot & cold faucets
- Kitchen: plumbing

Toilets

- Install new standard white elongated toilets;

Guest Bath & Master Bath

- Install wall tile for bath surrounds; new white standard steel bathtubs
- Install shower valves for baths; Install shower trim for baths
- Install shower curtain rods
- New towel bars and new vanity mirrors

Paint Interior

- Include: walls, ceilings, trims, doors, window sills, and closets.
- Include all cabinetry for kitchen & baths; and Fireplace

Water Heater & Attic Access Door & Stairs

- Install new water heater, drain pan & proper routing of T&P line.
- Replace attic access stairs/door

Chimney

- New chimney cap (June 2021)
- New interior screen (black)

Interior

- New six panel doors; new hinges; new hardware
- New main door entry key hardware
- New smoke detectors; flexible doorstops
- New window blinds throughout
- New A/C registers throughout
- New Laundry Room Bi-Fold Doors and hardware
- Install new copper lineset, plus all new ductwork in attic
- Install new supply (vent & register) in upstairs landing area

Baseboards

- Install new baseboards throughout the home & paint

Flooring

- Carpet: new all bedroom areas, closets and staircase
- Tile: New tile flooring all downstairs & wet areas upstairs

Countertops

- Kitchen: New granite countertops
- Kitchen: New tile for kitchen backsplash areas
- Baths: New granite countertops for bath vanity areas

Cabinets/Shelves

- Kitchen: Paint all cabinets/shelves
- Kitchen: New hardware
- Kitchen: New drawer sliders

Electrical

- New Light fixtures & Ceiling Fans - interior & exterior
- New exhaust fans
- Replace 150A Indoor/Outdoor Panel: Install main breaker, standard circuit breakers, and Label circuits to match existing labeling

Patio/Roofing * **This is an addition/upgrade**

- Installation of outdoor roofing for patio

Patio Finish – Exterior Storage Room

- Insulation and drywall finish; Tape, Float, Texture & Paint
- New Door & new hardware

Landscaping

- Install new grass for entire backyard
- Concrete area in breezeway

Appliances

- Stove
- Dishwasher