

Exterior Site Work

- New concrete approach and 16' curb replacement
- New concrete driveway (45')
- New concrete City sidewalk 40'
- Remove chain link fencing from property
- Remove concrete pad from SW
- Grade/fill/finish entire yard area. Install new top soil/seed/straw and restore fully yard
- Remove all overgrowth and brush from rear yard and S of home
- Evaluate condition of rear sidewalk upon clearing of all brush. If walk found to be falling from home or otherwise damaged, repair measures will be required such as installation of retaining wall and leveling around rear perimeter of home
- Install landscape beds around perimeter of home visible from street. All beds to have maximum 33% mulch or stone with remainder comprised of plantings
- Trim street tree branches extending towards home

Exterior of home

- Strip and reroof entire roof
- Remove masonry chimney below roof line and roof over
- Replace all windows including basement windows, doors on home and storm windows on front porch to MRC 2015 Energy Code requirements. All window and door trims must be boxed out/wrapped full depth of surrounding J-channel trims.
- Gable windows to be replaced with gable vents
- Remove siding from front porch to expose structure. Level and repair all structural deficiencies under permit and inspection
- Install new concrete pre cast or wood stairs to front porch
- New siding, soffit, fascia and gutters
- Replace service and riser to MRC 2015 requirement
- Install new visible house numbers for visibility from street
- Remove all satellite dishes, cables, wires etc from home

Interior of home

- Fully gut entire home to framing. Repair all framing code violations and treat for infestation
- Rewire full home to MRC 2015
- Install new high efficiency furnace, water heater, A/C. Clean all ducts to be maintained and install heat runs and cold air returns for balance HVAC system to code
- Install new plumbing throughout to redesigned first floor bathroom as accessible from bedroom only, second floor existing bath, kitchen and laundry hookup
- Re-insulate full home to MRC 2015 Energy Code for existing home renovations
- Install new drywall/paint, doors, and trims throughout

- Install new flooring throughout or refinish existing hardwood
- Install new kitchen cabinets, hard surface countertops, appliances
- Clean all debris from basement, spray/seal full walls and floors
- Install smoke detectors and carbon monoxide detectors to MRC 2015.

Building, electrical, mechanical, plumbing permits required for all work to property.