

SCOPE OF WORK  
2705 NC-27, COATS, NC 27521

- All changes/ updates to be made with the goal of maintaining the integrity of the original house design and materials, with respect to the owner's love and appreciation for historic architecture. Only remove/replace materials/fixtures not original to the 1924 structure and/or beyond repair.
- Replace old/existing plumbing lines and fixtures (sinks, tubs, showers). Open walls as needed to replace existing plumbing lines.
- Replace old/existing electrical wiring and fixtures, including switch plates and outlets. Open walls as needed to replace wiring. Most wiring can be replaced simply by removing & re-installing existing baseboards.
- Replace old/existing HVAC return and supply ducts using existing return and supply vent openings. Ducts run through crawl space on the first floor and through the attic for the second floor. Replace existing metal vent and return covers with wood ones.
- Add propane line in crawl space to supply range (in kitchen) and generator (to be located on the exterior adjacent to kitchen).
- Bury a new propane tank on the southeast side of the property and bury new gas line underground to connect the new tank to the new propane line in the crawl space.
- Demolish/remove exterior wood walkway and gazebo (was structurally unsound).
- Replace doors (two closet doors in upstairs bedroom, upstairs bathroom doors, downstairs bathroom door, laundry room door, kitchen doors) with new/reclaimed solid wood doors.
- Replace all existing vinyl windows with new, energy efficient wood and glass windows. Original window frames need to be removed and reinstalled (no changes made to dimensions/design) in order to install new windows.
- Remove aluminum siding on the exterior to expose original wood siding.
- Sand/caulk and paint original wood siding.
- Replace some areas of original wood siding with new wood siding (some small areas had water damage due to water being trapped by aluminum siding).
- Repair/ replace some areas of the roof and flashing that was damaged/allowing water through.
- Replace water-damaged plaster in upstairs bedroom, upstairs bathroom, downstairs hallway, on either side of fireplaces (in downstairs living room, dining room, den, and office), and downstairs bedroom & bathroom with new drywall.
- Salvage the majority of the existing plaster walls by patching/ mudding/ sanding any areas with damage.
- Remove knotty pine "accent wall" in downstairs office that covered original plaster wall.
- Remove linoleum wall lining that covered original plaster walls in downstairs and upstairs bathroom showers/tubs.

- Replace plaster surrounding upstairs bathtub, master bathroom tub, and downstairs bathroom shower with waterproof backer board upon which new tile will be installed.
- Remove linoleum flooring in the upstairs bathroom that covered original subfloor and replace with floor tile.
- Remove linoleum flooring that covered original wood flooring in the kitchen, downstairs bathroom, and laundry room.
- Remove ceiling tile that covered original wooden beadboard ceilings in the laundry room, downstairs bathroom, kitchen, and downstairs bedroom.
- Remove carpet that covered original wood flooring in the downstairs bedroom.
- Remove tile that covered the original wood shiplap walls in the kitchen. Caulk all “gap lines” in existing shiplap to prepare for painting.
- Remove existing cabinetry in the kitchen and pantry and replace with new.
- Add new shelving in downstairs den, laundry room, mudroom, pantry, and kitchen.
- Add wood trim in kitchen to cover corners where wood walls intersect.
- Add wood chair rail and beadboard below chair rail in downstairs bathroom.
- Create/install new decorative wood frames for wall mirrors over pedestal sinks in downstairs bathroom.
- Replace all old door hardware (interior and exterior) with new door hardware (old mortise locks to be filled with wood and new holes drilled for cylindrical locks).
- Strip old paint off all existing doors and fireplace mantels. Prime and paint anew.
- Add new shelving in the master closet.
- Prime and paint all walls, trim, and doors.
- Sand and stain/refinish all existing wood flooring in the house (every room except upstairs bathroom, which will have tile flooring).