

## Scope of Work: 68 Keel Boat Ln



### EXTERIOR

#### General:

- Remove vinyl siding and gutters
- Remove/Replace compromised fascia, soffit, and trim
- Replace roof - including any sheathing needed
- New vinyl siding
- New gutters
- Paint Trim and Gables
- Locate septic, repair if needed
- Connect to Harnett Co water (available across Keel Boat Ln)

#### Front Porch:

- Remove decking boards
- Repair/replace any compromised joists
- Add temp support to roof
- Remove hollow supports and replace with 4x4s
- New decking boards and trim to 4x4s

#### Sunroom:

- Add temp support to sunroom to replace current 4x4 posts with 6x6 posts in concrete footers

#### Back Deck:

- Remove current landing and stairs
- Construct 10'x12' deck with new concrete footers

#### Garage:

- Replace roof and any compromised sheathing
- Replace siding and any compromised trim or fascia

### INTERIOR

#### Whole Interior:

- New electrical - 220A, all new wiring, all new fixtures
- New HVAC - heat pump, new duct work, use of existing vent locations when possible
- New water heater - electric

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- Replacement Windows
- Shelving in closets and pantry
- Paint

### Living Room:

- Remove Ceiling wood slats
- Remove chimney
- Increase pass-through to kitchen to 5'
- Frame in doorway to new bathroom, on East of current chimney location
- Repair wall covering and trim
- Sand/refinish hardwood floors
- Drywall ceiling and around new doorway

### Bedroom 1:

- Remove ceiling and attic pull-down
- Repair wall covering and trim
- Sand/refinish hardwood floors
- Drywall ceiling and closet

### Bedroom 2:

- Remove ceiling
- Frame 8'x2' closet
- Close in doorway closet to rear of house
- Repair wall covering and trim
- Sand/refinish hardwood floors
- Drywall ceiling, closed in doorway, and closet

### New Bathroom:

- Frame in new 10' wall to create 5'x10' bathroom space between current kitchen and bedroom 2
- Fiberglass shower base with tile surround
- tile floor with concrete board backing
- 36" vanity
- New toilet
- Glass shower door
- Drywall walls and ceiling, add trim

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### Kitchen:

- Remove all cabinets
- Remove flooring down to hardwood floor
- Remove Ceiling and entire North wall
- Increase pass-through to dining area to 4'
- drywall ceiling and new wall
- Install Ceramic tile on floor if hardwoods deemed unusable
- Install new cabinets and countertops
- Install new kitchen sink
- Install tile backsplash
- new appliances

### Dining/Laundry:

- Remove ceiling, wall coverings, and flooring down to hardwoods
- Frame back wall for laundry area - with bifold door
- Frame entrance of converted half bath
- Frame back wall of pantry and add framing for bifold door on front of pantry
- Frame in new french door opening into sunroom
- frame in sliding glass door to exterior back deck
- drywall new walls and ceiling
- trim
- new flooring if hardwoods deemed unusable

### Converted Half Bath:

- Remove ceiling
- 36" vanity
- new toilet
- drywall
- trim
- tile flooring with concrete board backing

### Sunroom:

- Remove ceiling and wall covering
- Reframe both exterior doors to windows
- Drywall ceiling and walls
- LVT flooring