

**COLUMBIA COUNTY  
639 COUNTRY CLUB  
LAKE CITY, FL  
SCOPE OF WORK**

**EXTERIOR**

1. Pressure wash total exterior of house including roof.
2. Caulk all cracks, renail all loose material and paint exterior same as existing color including doors. Paint to have 10 year warranty.
3. Remove lattice by front door.
4. Replace front door with 6 panel steel door (Energy Star rated). Eliminate storm door.
5. Provide and install screens at all windows that do not have proper screening.
6. Remove and dispose of wood shelter and railing at rear of home, leaving deck. Repair fascia to match adjacent. ~~Provide separate cost for metal screen room with insulated roofing panels, kick plate and one screen door.~~ TM
7. Remove glass sliding door. Provide and install 15 Lite French swing doors (Energy Star rated) with hardware including double cylinder deadbolt.
8. Replace all exterior door hardware (keyed alike).
9. Remove wire fencing on South side yard and replace with 4' chain link to match existing.
10. Remove wood fencing on East side of back yard and repair chain link where top rail is damaged.
11. Remove wood fencing on North side yard and replace with 4' chain link with 3' gate.

**INTERIOR (HEATED AREA)**

1. Replace Kitchen Cabinets with new cabinets and laminated countertop. Replace splash at same height as existing.
2. Provide separate cost to furnish and install new Range, Range Hood and 18 c.f. Refrigerator with Ice Maker.
3. Patch wall behind location of Stove.
4. Provide and install new door to Pantry.
5. Paint walls, ceilings, trim and doors throughout.
6. Provide and install guide for bottom of closet bypass doors throughout home.
7. Provide and install new medicine cabinet for Master and Hall Bath.
8. Provide and install replacement bar for towel rack in Master and Hall Bath.
9. Provide and install new door for Hall Closet.
10. Provide and install new marble window sill in Living Room.
11. Provide cleanup after all work in complete.
12. Remove all curtain rod holders and patch holes prior to painting.
13. Provide closet rod in Coat Closet.

14. Replace all interior door knobs (9).
15. Add new door bumpers where needed (6).

#### UTILITY ROOM

1. Patch ceiling and walls as needed.
2. Paint walls and ceiling throughout.
3. Provide and install new Water Heater with drip pan.
4. Provide new plumbing connections for washing machine.
5. Provide and install Dryer Vent and patch around exit hole in Brick wall.
6. Remove gas piping in Utility Room and patch brick wall to exterior.

#### ELECTRICAL

1. Provide cover for electric panel box, label breakers within panel.
2. Check all electrical outlets, switches, smoke alarms and light fixtures. Report any problems to owner with cost to repair or replace.
3. Provide and install missing switch plates and duplex outlet covers.
4. Provide and install new Stove and Dryer outlet.
5. Replace all interior outlets and switches.
6. Remove all telephone and television outlets and provide blank plates to cover.
7. Remove all interior telephone and television exposed wiring.
8. Replace all smoke detectors.
9. Replace door chime and push button.
10. Replace exhaust fan in Hall Bath. Exhaust to soffit.
11. Replace all light bulbs and replace with CFL bulbs.

#### HVAC (Separate Cost)

1. ~~Provide separate cost to furnish and install new all electric AC system (14 SEER, Energy Star rated).~~
2. Provide and install new vents in Hall Bath, Dining Room, <sup>TM</sup> Kitchen and Living Room.

#### PLUMBING

1. Check out all plumbing systems and repair any leaks that are easily assessable. Any new plumbing fixtures required will be considered additional cost.
2. Provide new Kitchen Sink and faucet similar to existing.
3. Replace sink faucet and toilet parts in Hall bath.