

867 Westview Drive Gibbs Village Vacancy Turnover

General

1. Paint front columns, front /back doors including screen
2. Reglaze bath sink and tub
3. 820 sq ft

Carpenter

1. Broken glass in living room
2. New medicine cabinet
3. Change out 11 blinds, 1 short in kitchen
4. Replace R/A housing and filter
5. Replace 6 floor tile MHA to identify
6. Replace base as needed

Electrical

1. Change out 4 smoke detectors and 1 co detector
2. Change out 1 light cover
3. All device covers to be white

Drywall

1. 4'x4' hole in wall

Paint

1. Apply 1 coat of pva primer on all walls, ceilings and shelves and shelving
2. Apply 1 coat of finish on all walls
3. Recaulk tubs and sinks after they have been glazed
4. Mildew on left wall going up the stairs
5. Paint base

Plumbing

1. Replace toilet, seat , wax ring and bolts

Cleaning

- 1 unit to be move in ready
2. Strip,wax,buff floors

915 C Goodwyn Drive

General

1. Contractor to remove all debris
2. Wash front and rear soffit @ doors
3. Glaze all tubs and sinks
4. 820 sq ft

Carpenter

1. R&R 16 lf counter tops
2. R&R 8 blinds, 1 bath
3. Adjust all doors for easily opening and closing
4. Replace R/A vent add filter
5. Replace 2'0 bathroom door
6. Rebuild stationary door front below kitchen sink
7. Hang bathroom doors
8. Make sure all doors easily operate, make sure all handles are tight and secure
9. Replace R/A frame and install new filter
10. Strip base off of wall. Repair sheetrock where needed and replace base

Paint

1. Apply 1 coat of primer
2. Apply one coat of finish coat
3. Paint all walls, ceilings, shelving and base
4. Paint front and rear door along with both screen doors
5. Clean fresh air vent by front door, paint and reinstall

Drywall

1. Level 4 finish

Electrical

1. Change out 4 light covers
 2. All device covers to be white
- Replace 5 smoke and 1 co detector

Flooring

1. Change out 30 floor tile

Cleaning

1. Clean to move in ready
2. Strip, wax and buff floors

Gibbs Village Vacancy Turnover- 2029D Terminal Rd

General

1. Contractor to trash out
2. Lots of stickers on the walls
3. 1240 sq ft

Demolition and Clearing

1. All debris shall be removed by the contractor. No Debris or equipment shall be left outside.
2. Contractor to provide dumpster if job warrants
3. Reglaze all tile tubs , sinks and showers

Drywall

1. Repair all sheetrock to a level 4 finish (smooth and defect free)

Painting

1. Apply one coat of pva primer on all walls and ceilings
2. Sand entire wall before finish coat goes on
3. Apply 1 finish coat on walls, ceilings , shelves, base and stairs
4. Paint exterior doors and screens
5. Paint 3 columns across the front

Carpenter

1. Replace 19 LF counter tops
2. Rehang cabinet door
3. Replace 9 blinds, 1 bath blind
4. Replace bedroom 2'6 door
5. Replace screen door handle
6. Replace medicine cabinet

Floor

1. Replace 5 vct tiles MHA to locate
2. Replace cove as needed

Electrical

1. Replace 8 light covers
2. Change all device covers to white
3. Replace vent hood
4. Replace 4 smoke detectors

5. Replace 9x9 Fixture in kitchen

Hvac

1. Replace all vent registers
2. Replace Return air grill and filter

Plumbing

1. Check fixtures for leaks

Cleaning

1. Wash front and rear stoop

2051 A Terminal Road

General

1. Contractor to clean unit of all trash and debris
2. Provide dumpster to contain all trash during work
3. 1240 sq ft.

Carpenter

1. Replace 11 total blinds inside the unit
2. Replace 20x20 filter grille and filter
3. Upstairs bedroom rehang closet rod (rod is in bedroom)
4. Replace a/c registers in unit
5. Remove and replace medicine cabinet
6. Replace base as needed (lot)

Paint

1. Apply one coat pva primer on all walls, ceilings and shelves
2. Paint columns across the front of the unit (3). Front and rear doors and screen doors
3. Paint entire interior including base and stairway
4. Clean fresh air vent by front door and paint outside and inside

Drywall

1. Level 4 finish
2. Extensive sheetrock repair including 4x4 patch in kitchen ceiling. Pull out and test plumbing above before reinstalling.

Electrical

1. Replace light cover in pantry
2. Check GFI for operation
3. Replace 5 smoke and 1 co
4. Replace vent hood
5. Replace 3 broken plug covers in living room.
6. Replace 2 9x9 covers in kitchen

Plumbing

1. Remove and replace toilet in bathroom
2. Reglaze the tub and sink

Flooring/Tile

1. Replace floor tiles (lot)
2. Remove all shower tile within the width of the tub and replace. Shower is 28" wide, 56" long and 68" high. Need 2 2x2 corners and 19 2x6 cap tile(tile is 4x4 white)
Note: shower needs to be taken down to backer board and replaced. Check for any structural damage before replacing tile.
3. Install 2 towel bars (holders in place)
4. Install 1

Cleaning

1. Clean to move in ready
2. Strip, wax and buff floors

2051 B Terminal Road

General

1. Paint columns across the front of 3 units
2. Level 4 finish on drywall
3. Glaze tub and face sink
4. Note: walls have been faux painted with a feather finish

Carpenter

1. Install new screen door handle
2. Install 8 blinds
3. Change out medicine cabinet
4. Rehang door to linen closet
5. Make new door for linen cabinet
6. Replace door to bedroom
7. Replace all a/c registers
8. Make sure all doors are easily operated
9. R&R A/C registers and installs frame and filter

Paint

1. Apply one coat of primer
2. Apply one coat of finish on walls ceilings, shelves , cove base
3. Exterior doors and screen doors shall be painted
4. Paint cabinets dark brown

Electrical

1. Change device cover colors to white
2. Change out 5 smoke 1 co
3. Change 2 light covers 1 upstairs and 1 down

Drywall

1. Pull base on sheetrock walls, repair the sheetrock and the rerun the base

Plumber

1. Replace R/A toilet ,seat ,wax ring and bolts

Cleaning

1. Clean to move in ready
2. Strip and wax floors

Gibbs Village West Vacancy Turnover 816 A *Westview Dr.*

General

1. Glaze all tubs , sinks, shows and white tile
2. Replace all a/c registers
3. 820 Sq ft

Demolition and Clearing

1. All debris shall be removed by the contractor. No debris or equipment shall be left outside.
2. Contractor to provide dumpster if job warrants.

Drywall

1. Repair all sheetrock to a level 4 finish. (smooth and defect free)

Painting

1. Apply one coat of pva primer on all wall and ceilings
2. Sand entire wall before finish coat goes on
3. Apply 1 finish coat on walls, ceilings shelves base and stairs
4. Paint exterior doors and screens
5. Recaulk tubs and sinks after they have been glazed

Carpenter

1. Hang 12 blinds
2. Replace 2'0 door to bathroom
3. Replace medicine cabinet
4. check all doors for ease of operation
5. Replace 6 tiles with MHA to locate
6. Replace 18lf counter tops

Electrical

1. Replace vent hood
2. Replace 4 smoke detectors and 1 co detector
3. Clean or replace 6 light covers

Plumbing

- 1. Replace toilet, lid, wax ring and bolts**

Cleaning

- 1. Strip, wax and buff floors**
- 2. If appliances are in place move and clean behind them too**
- 3. Clean unit to move in ready**