



701 E Front Ave 2nd Floor
Coeur d'Alene ID 83814
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Licensed – Bonded – Insured
ARNOLPH8610K

February 26, 2018

Description of work to be completed at: 1020 E Sanson Ave Spokane, WA 99207

→ SOW is preliminary until house is gutted

2 bedroom / 1 bathroom, 1200 sq foot, sale price \$129,900

Brushed nickel finish

INTERIOR:

- *trashout (roll-off container)
- *demo misc additions, return to original structure
- *living room tree removal and possible stump grinding
- *framing – 2 bedrooms/closets, bathroom, repair fire damaged area...revisit layout after house is gutted
- *replace electric baseboard heat – sub out
- *plumbing updates/repair – sub out
- *electrical updates/repair – sub out
- *insulation – attic and walls
- *new windows throughout
- *replace drywall/mud/tape/texture/paint throughout, including ceilings
- *replace/paint doors and trim throughout
- *replace kitchen cabinets, counters, sink, and appliances (stove, fridge, hood)
- *replace vanity, sink, toilet, bathtub and surround
- *tile for kitchen and bath backsplashes
- *new light fixtures, switches, wall plates throughout
- *new flooring throughout

EXTERIOR:

*trashout yard

*demo hodge podge overhangs and shed in front yard

*tear off and replace roof

*replace siding – vinyl

*replace exterior doors, including door to cellar

*assess yard after snow melts...plan for mulch and grass seed in front yard