

4137 E Winchester Rd

Items to be completed by the Seller & included in the List Price:

- Interior

- Professionally Clean
- Install window coverings on all interior windows, except front door side lights
- Install step to loft balcony
- Complete the installation of Wine Chiller and Floating Shelf (needs trim)
- Tint skylight in Master Bathroom
- Paint nichos in master bedroom
- Touch-up interior paint as needed

- Exterior

- Install gray gravel on upper parking pad
- Level new concrete table and benches next to the pond/waterfall
- Complete the installation of new pond liner
- Repair stucco damaged during installation of new dining windows
- Repair/replace as needed the exterior trim on dining room windows
- Build/Install front gate
- Adjust gate off of master bedroom deck
- Replace exterior faucets and outlets
- Tighten screens on screened porch as needed
- Touch-up exterior paint as needed
- Power wash exterior and roof

- Garage

- Frame/sheetrock enclosures for water heater, furnace, and laundry.
- Install counter/shelving in laundry. Install new light in laundry.
- Install double barn door to laundry.
- Install doors/hardware for water heater and furnace enclosures
- Install wireless wall mounted control for garage door opener
- Wire and install 2 overhead lights including new switch
- Install new Water Heater
- Install new LG black Stainless Steel Washtower
- Trim around electrical panel
- Install floor trim
- Paint interior garage walls/trim
- Coat flooring with epoxy coating

- Miscellaneous

- Install electrical outlet on the roof with interior timer control for potential use for parapet or other lighting