

44850 GUADALUPE DR. INDIAN WELLS
Upgrading done in 2023

NEW BATH:

1. Demo old vanity
2. Build room for new vanity
3. Create walk in tiled shower w/shampoo niche
4. Install rough plumbing & finish trim
5. Install glass partition
6. Demo tile floor to prep for new LVT installation
7. Install new baseboards and trim
8. Move existing door to new vanity room & redo sheetrock around casing so it's just an opening
9. Install new vanity, mirror, towel bar, hook and 2 sconces
10. Install new exhaust fan/light over toilet
11. Paint
12. Install new toilet
13. Replace electrical switches and install new switch/receptacle in vanity room

DEN TO BEDROOM CONVERSION:

1. Build partial wall to enclose the room & add door from 2nd suite (glass)
2. Remove 2/3rd built-ins and create closet, furring down ceiling to accommodate closet doors. Add 2 poles to right, add one pole to center section. Leave desk area in place
3. Install new ceiling fan
4. Paint
5. Install existing door in 2nd suite at entrance
6. Remove old carpeting and install LTV
7. Replace all electrical switches, receptacles & plates
8. Install new 10 year smoke detector

2nd SUITE:

1. Install new solid core door to be purchased & new hardware
2. Install new ceiling fan
3. Remove existing vanity, sconces, mirror & shelf. Install new vanity, 2 sconces, mirror & remove towel rack over toilet
4. Install new toilet
5. Paint
6. Remove old carpeting and install LTV
7. Replace all electrical switches, receptacles & plates
8. Install new thermostat for new furnace & a/c installed in 2022 that handles the northside suites
9. Install new 10 year smoke detector

Kitchen:

1. Install new quartz counters
2. Hook up new sink, faucet & disposal & under counter water filtration system.
3. Change out p trap, lines & angle stops. Install button for new disposal.
4. Install new dishwasher and newer wine fridge
5. Replace tile that had to be removed to replace appliances
6. Install new switches, GFIs, receptacles & plates
7. Install 2 new lights, 1 over sink, one over peninsula
8. Paint walls and ceiling
9. Install magnetic catches on cabinet doors and new cabinet hardware

FAMILY ROOM:

1. Install new ceiling fan
2. Repair 3 way switch
3. Paint
4. Install new switches, receptacles & plates

Living/Dining Rooms:

1. Install new ceiling fan on west end. Remove existing chandelier and fan and patch ceiling
2. Repair blinds
3. Add hardware to bar cabinets. Paint cabinets
4. Repair ceiling cracks in sheetrock
5. Paint entire area
6. Hang mirrors
7. Install new switches, receptacles & plates
8. Use existing cabinet doors & shelving from former den to create linen closet in hallway

MASTER SUITE:

1. Install new ceiling fan
2. Hook up 2 new sinks, single hole faucets, p traps, lines & angle stops
3. Fix 3 way switch in closet
4. Remove dangling board in atrium and paint
5. Paint
6. Install new switches, receptacles & plates
7. Remove old plantation shutters and install drapery rods & drapes
8. Remove old carpeting and install LTV
9. Install new 10 year smoke detector

MASTER BATH:

1. Install new quartz counter top
2. Install new sinks, faucets, p traps and lines
3. Install new cabinet hardware
4. Install new toilet

5. Install new light over shower
6. Install new shower head
7. Install towel hooks

LAUNDRY ROOM:

1. Replace exhaust fan
2. Remove screen door
3. Paint including cabinets
4. install new door hardware knob & deadbolt
5. Install new cabinet hardware
6. Install new electrical switches, receptacles & plates

EXTERIOR:

1. Install new sconce at front gate and front door. Remove existing bracket for old fixture at front door & patch if needed.
2. Remove old light over entry & patch opening
3. Install new ceiling fan on rear patio
4. Paint front gate
5. Relandscape front patio with new plants in pots, install drain in patio
6. Install new drip/spray irrigation
7. Add pea gravel to beds in front patio and atrium
8. Replace plants in rear pots on edge of lawn and repair irrigation to them
9. Change irrigation in atrium to handle newly added Birds of Paradise