

**GREATEST NATION SOLUTIONS, LLC**  
**4102 S. New Braunfels Ave. Ste 110-613**  
**San Antonio, Texas 78223**  
**General Contractor License: #H-931818 (Exp date: 3-2024); Insured**

**RENOVATION SCOPE OF WORK (PROPOSED)**

**PROJECT ADDRESS:**

1223 VIRGINIA BLVD SATX 78203

Line #	WORK ITEM
1	<b>APPLIANCES</b>
2	Purchase/ Install SS electric or gas slide in range, dishwasher, over-the-range microwave, refrigerator
3	<b>CABINETS &amp; COUNTERTOPS</b>
4	Kitchen: Install new custom base and wall cabinets w/ soft close and easy ride hardware. Install knob/ pull hardware. Per design.
5	Kitchen: Install Quartz Countertops and undermount sink.
6	Bath, Hall: Repurpose antique chest into vanity and Install. Install top (granite) and vessel sink
7	Bath, Master: Repurpose antique buffet. Install with top ( quartz) and double vessel sinks.
8	<b>CARPENTRY/ FRAMING</b>
9	Addition: replace existing 240 sqft dilapidated addition with new approximate 240 sqft addition for laundry, bed and bath.
10	Attic: Install attic ladder
11	Interior: Install Trim/Baseboard/ Casing throughout house, as needed
12	Exterior: install 1 rear french stlye door (72 in L)x 80in H.
13	<b>CLEANING</b>
14	Make Ready
15	<b>DRYWALL</b>
16	Repair, install where needed
17	All: Patch/ tape/ float, where needed
18	All: Texture throughout (level 5)
19	
20	<b>DEMO/ TRASHOUT</b>
21	Demo/ Cleanout house and yard, as directed by owner.
22	
23	<b>DECK/ PORCH</b>
24	Front porch- make repairs
25	Repair concrete deck/ pad in rear or structure
26	<b>ELECTRICAL (permitted)</b>
27	Rough-in: Rewire house to include new subpanel and main panel, Wet areas: Install GFCI in kitchen, master bath, hall bath, (recesed lights in living/ dining- 6-8 cans) all as required by code
28	Finish out: All rooms: Purchase/ install lighting to include ceiling fans (4), ceiling lights (bath/ pantry/ utility- 4), pendant lights (2-3), and exterior lights (2) throughout. Fixtures provideed owner.
29	
30	<b>FLOORING</b>

31	Hardwood refinish, if in good condition, otherwise engineered hardwood or LVP.
32	Tile: Hall/ masterbath/ hall bath/ utility
33	
34	<b>FOUNDATION (permitted)</b>
35	Repair foundation- pier and beam. (by others)
36	Install skirting and crawlspace vents, appropriate to the area
37	
38	<b>HARDWARE</b>
39	Doors: install new knobs throughout. Install stoppers.
40	Baths: Install mirror. Install tile bars and toilet paper holder
41	
42	<b>HVAC (permitted)</b>
43	Rough-in: NEW- HVAC 4-5 ton system, including ducting, catwalk (if attic unit)
44	Finish out- condensor unit (out of view from street), install all registers, thermostat, etc
45	Attic insulation. Exterior wall insulation where needed
46	<b>LANDSCAPING</b>
47	Landscaping- medium
48	Clear debris, brush, trim hazardous tree limbs, where necessary
49	
50	<b>PAINTING - INTERIOR</b>
51	Interior Walls/ closets: paint eggshell (color TBD)
52	Interior Trim/ baseboard, doors: All- 1-color paint semi-gloss (white)
53	
54	<b>PAINTING - EXTERIOR</b>
55	Powerwash
56	Prep and Paint exterior (color- TBD) to include fascia, soffetts, trim
57	
58	<b>PLUMBING (permitted)</b>
59	Rough in/ Top out (sewer, water and gas): new for kitchen areas, baths, hot water heater, washer/dryer area, refrigerator water box, exterior valves, all per city code
60	Finish Out: All wet areas: final drains and water line connections, faucets, toilets, shower kits, garbage disposal, dishwasher, range as required (includes all fixtures)
61	
62	<b>ROOF (permitted)</b>
63	Remove old/ haul off, and Install new 30 year composition roof with ridge caps, starter shingles, drip edge, and roof vents/ boots, etc (dimensional or archetecthural roof) color: TBD by owner
64	
65	<b>SIDING</b>
66	Replace siding: smooth hardi 4inch exposure or wood siding, or Stucco (TBD once existing siding is removed).
67	<b>TILE WORK (non-flooring)</b>
68	MasterBath: install new tiled shower
69	Kitchen : Install tile backsplash on stove/ sink area wall (Style/ Pattern- TBD).
70	HallBath: install new tiled surround and wall tile.
71	<b>WINDOWS</b>

72	Repair wood windows. Replace aluminum windows with wood or aluminum clad wood windows, where needed.	
73	Shower glass	
<b>MISCELLANEOUS</b>		
	TOTAL SQUARE FOOTAGE OF HOME (Livable sqft)	1400
	TOTAL BEDS	2
	TOTAL BATHS	2
.	*Necessary city permits will be pulled where required.	