

## **Summary of key “updates” to home:**

- Paint the interior of house.
- Install new HVAC system with new thermostat.
- new featuring in both bathroom (face towel holder and towel rack)
- New toilets in both bathrooms
- New framed mirror in master bathroom
- New range in kitchen
- New dishwasher in kitchen
- New garbage disposal in kitchen
- New kitchen sink faucet
- New granite countertops in kitchen
- New marble tile backsplash in kitchen
- New 52" w/light fan in living room
- New 52" w/light fan in master bedroom
- New fans in secondary bedrooms (all but 1 bedroom has a fan I believe)
- New 1" mini blinds on windows
- A new fence line on the north side
- New gate on fence line
- New gutter over back porch
- New garage door opener
- New service panel (outdoor electrical breaker box)
- All new underground plumbing from bottom of house to the city sewer with PVC drain line (approximately \$16,100 of work; scope of work/invoice attached)
- New carpet in all bedrooms
- New vinyl flooring in the remainder of the house except for guest bathroom
- New roof
- New water heater