

## **UPGRADES 2012**

### **FLOORING**

- new red oak floors installed to match existing hardwood
- all wood floors sanded, stained, varnished
- new porcelain flooring in kitchen, both bathrooms

### **STRUCTURAL**

- removed multiple walls and installed new joists for open concept (kitchen, formal dining, formal living)
- reframed patio door openings (family room and master bedroom)
- custom French doors installed in family room and master bedroom
- built hallway laundry space (new plumbing/drainage with both electric and gas connections installed)
- all windows replaced with custom vinyl double pane/low-e units

### **FAMILY ROOM**

- custom oak mantle and shelves
- stack stone surround and granite hearth installed on wood burning chimney
- installed recessed lighting and ceiling fan

### **KITCHEN**

- refinished maple cabinets
- built custom island with wine fridge
- premium granite installed on counters/island/bar
- under-counter lighting installed
- new backsplash installed
- new natural gas connection for stove (220V electric also present)
- wired for pendant lighting, recessed lighting fixtures, and ceiling fan

### **MASTER/GUEST BATHROOM**

- complete demo and rebuilt with new flooring, wallboards, shower/tub surrounds, frameless glass (master), custom vanities with granite

### **ELECTRICAL**

- New electrical service panel and service mast
- new wiring in all remodeled areas
- new switches and outlets throughout
- new light fixtures throughout

### **PLUMBING**

- all original galvanized plumbing lines replaced with CPVC throughout

### **UPGRADES SUMMER 2015 (backyard/pool)**

- Full demo of pea gravel patio and pool decks
- regraded soil and installed surface drains on lawn area (they empty to the street)
- covered patio designed/built
- travertine stone paver deck installed (under patio cover, master bath exterior landing, and back room landing)
- all pool plumbing replaced (return lines and skimmers)
- new 16"X24" travertine coping installed
- new quartz pool plaster (Quartz scape product)
- installed wooden sunning decks
- installed natural gas line for grill connection on deck
- new 7ft Cedar privacy fence
- exterior brick and trim painted (three coats on brick)
- new 5" gutters and downspouts installed on house and detached garage

### **UPGRADES 2019**

- new Owens Corning 35 year laminated shingle roof with synthetic underlayment waterproofing (July 2019)
- custom Knotty Alder door and shutters refinished (July 2019)
- walls freshly painted with Sherwin Williams Super paint
- trim and doors freshly painted with SW enamel in semi-gloss

### **MISCELLANEOUS ITEMS**

- property has 6 zone sprinkler system for irrigation of all green spaces controlled by mobile APP
- Nest smart thermostat controls HVAC via mobile APP
- nearly all lighting fixtures contain LED bulbs
- professional landscaping with stone surround flower beds (2014)
- new sod installed in backyard (May 2019)
- pool salt cell was replaced in 2018
- adding additional blown-in insulation to attic