

•Downstairs

- General
 - All new quarter sawn red oak floors
 - Installed LED recessed lighting
 - New ceiling fans
 - New network and data cables pulled through entire house
- Front Entry
 - New metal handrails
 - New lighting
 - Entire surround of front door glass and wood molding replaced
 - Front door locks and door knocker replaced
 - Door weather stripping redone
- Powder bath
 - New sink
 - Relocated toilet back against wall
- Coat closet
 - New doors to under stairs
 - Wood floors
 - Lighting
- Den
 - Removed old cabinets
 - Added new built ins
 - New lighting
 - New fan
- Dining Room
 - New recessed lighting
 - New chandelier
 - New rope lighting
 - Removed wainscoting
- Living Room
 - New fireplace
 - All cabinets are new
 - New lighting
 - New fan
- Kitchen
 - Entire kitchen is new, took down to slab and studs
- Breakfast Nook
 - Lighting and fan are new
- Mudroom closet
 - All built in cabinets are new
- Pantry
 - Installed all cabinets, outlets, ladder and lighting
 - Reconfigured from a much smaller pantry to the current
- Butler's Pantry
 - Built all cabinets and installed all

tilework

- Added undercounter refrigerator
- Moved walls to create new pantry and create proper flow from kitchen to dining room

•Back Stairs

- New handrail and metal work that separates playroom from stairs
- New light fixture
- Drywall and painting
- Stair treads replaced
- Weather-stripping of door to garage
- Nest keyless entry added

•Garage

- New outlets run
- Ceiling lighting and hang points installed
- 220 Outlet installed for welder
- Switched outlet over workbench for light
- Outlet above workbench for air compressor
- Replaced door openers
- New epoxy floor
- Painted
- Molding

•Upstairs

•General

- All floors changed to quarter sawn red oak from carpet and misc. wood
- Recessed LED lighting installed in all rooms
- Ceiling fans installed

•Master bedroom

- New lighting, ceiling fan
- Opened wall and installed barn doors between master and adjacent bedroom

•Master bathroom

- Installed new lighting, ceiling fan, new exhaust fans and recirculating device for tankless hot water heater
- Installed plantation shutters over tub and on rear window
- New hardware for towels and toilet paper

- Master closet
 - New alarm panel
 - New metal rods for racks
- Office/nursery
 - Opened wall and installed barn doors between master and adjacent bedroom
 - Installed lighting, ceiling fan, tv wall setup
 - New metal rods for closet racks
 - New panel for network equipment and modem
- Southwest guest bedroom
 - Installed all recessed lighting, ceiling fan
 - New metal rods for closet racks
- Front center guest bathroom
 - New mirrors, towel hardware, shelves, faucets and drains
 - New lighting
- South center guest bedroom
 - Installed all recessed lighting, ceiling fan
 - New metal rods for closet racks
- Southeast guest bathroom
 - Entirely new
 - Replaced all tile
 - New vanity
 - New lighting
- Southeast guest bedroom
 - Installed all recessed lighting, ceiling fan
 - New metal rods for closet racks
- Playroom
 - Installed all built ins
 - Installed all recessed lighting, ceiling fan and tv hook up
 - New weather stripping for door to attic

•Attic

- Attic
 - Decked the entire attic
 - Changed tank hot water heaters to tankless Rinnai units with recirculating feature
 - Changed roof penetrations for exhaust fans, hot water heaters and others as needed

•Outside

- Roof
 - Had roofers verify integrity of roof and address any areas that were at all questionable, no leaks noted
- House
 - Installed LED sconces at front door and porte cochere
 - Installed ceiling fan in porte cochere
 - Installed Hardy ceiling in porte cochere
 - Rerouted kitchen exhaust and re pointed all brickwork
 - Painted all ceilings in porches, porte cochere and entry
 - Installed nest doorbell
 - Installed nest keyless door locks on side and garage doors
- Yard
 - Installed Rachio internet connected irrigation system
 - Landscaped with boulder, rock garden beds and new fountain
 - Trimmed trees
 - Addressed unknown old pipe in yard
 - Leveled backyard with sand and sodded
 - Sprinkler lines rerun as needed for new configuration
 - Relocated gas lines and upgraded gas meter to a larger unit to properly supply house
 - Installed new fence on back of property and new gates on the front of both side yards
 - New hardscape on both side yards
- Equipment
 - New downstairs AC unit
 - Both AC units relocated to new metal platform
 - Whole house generator maintained and put on annual service agreement; tests weekly Friday @ 10:30am
 - Raised fencing around AC / generator
 - New ceiling fans on back porch
 - Outlet on back of house upgraded to 20amp to use with bounce house

•ALL INFORMATION IS PER SELLER