

12123 Pinerock Lane Updates

- May 2012 (prior to moving in)
 - Painted kitchen cabinets
 - Installed new hardware on cabinets and drawers
 - Refinished hardwood floors
 - Installed hardwood floors in the office (replaced laminate flooring)
 - Painted entire downstairs of house
 - Installed plantation shutters in Master Bedroom and two upstairs bedrooms

- June - August 2015 (approx. \$100k)
 - Raised ceiling and painted master bedroom
 - Installed new ceiling fans in master bedroom and family room
 - Installed new carpet in master bedroom and master closet
 - Built dresser in master closet
 - Painted entire upstairs
 - Installed new countertops and backsplash in kitchen
 - Counters - Perla Venata Quartzite from Walker Zanger
 - Backsplash - hand painted tile and subway tile from Walker Zanger
 - Installed new stainless undermount sink and faucet
 - Complete redesign of landscaping and hardscaping
 - New driveway and walkway installed (concrete pads)
 - Extended back patio and installed slate floor
 - Added pergola and all new outdoor light fixtures
 - Complete renovation of sprinkler system and installed new sprinkler controller
 - Installed 4 new French drains; 2 along back patio and one on each side of house

- Regraded the yard for maximum drainage
 - New plants added to back and front beds
 - Installed new turf to backyard and northwest quadrant of front yard
- July 2017
 - Installed new gutters along back of house, including new downspout on southwest side of garage draining to the street
 - Added additional French drain along west side of backyard (next to garage)
- March 2018
 - Installed black star granite rock around entire house

12123 Pinerock Lane Appliances/Repairs

- Sub-Zero Refrigerator
 - New Freezer compressor
 - New Refrigerator compressor
 - New Ice Maker
- U-Line Beverage Fridge
 - Purchased at Ferguson, installed in March 2018
- Microwave
 - Purchased at K&N Builder Sales, installed in September 2014
- Upstairs HVAC
 - Condenser/box coil replaced in March 2015 - warranty through March 2025
 - Furnace replaced in September 2015 - warranty through September 2020
- Downstairs HVAC

- Coil replaced in April 2013
- Furnace - electrical updated and rewired in January 2018