

5927 GREEN FALLS DR.

UPGRADES TO:

OUTSIDE:

- New vinyl clad windows and sliding glass doors all around.
- New 200 amp. Service lines run from transformer to garage.
- Rear porch slab re-poured and surface covered to match pool area.
- Rear porch column bottoms wrapped in man made stone.
- Rear porch – 3 fans and lights around perimeter installed all on adjustable switches.
- 2 sitting areas installed around pool.
- Low voltage lighting around rear yard, pool and sitting areas.
- Sprinklers installed front, rear and side for planting areas.
- Pool re-surfaced and new tile installed, coping re-installed.
- Pool deck re-surfaced.
- Pool switched over to salt water and all equipment for normal running and heater new.
- Roof shingles, 50 year metal w/asphalt covering, new metal roof on porch.
- Over sized gutters all around, except east side, porch downspouts piped to rear.
- Extensive landscaping.

INSIDE:

Electrical – New 200 amp. Panel installed in garage.

- Old panel – rear porch – replaced and now sub-panel to garage.
- Kitchen completely re-wired, all appliances, outlets, lights, under cabinet lights.
- Mas. Bath – new lights, fan and outside shower ceiling heater fan.
- Hall bath – new light and fan.
- Fans in all bedrooms.
- 2 fans in family room with lights/fans on speed controls and 6 new lights installed on 2 dimmers.
- All outlets/switches replaced.

PLUMBING – whole house, old metal water pipes replaced with CPVC plastic pipe.

HVAC – All attic ducts replaced with new insulated flex duct, attic re-insulated with blown insulation, attic has 2 gable fans installed in front gable walls on timer.

- Both inside and outside units replaced with high efficient units, outside unit has a two speed fan and new programable thermostat. 4/2014

SECURITY SYSTEM – New security system installed on all main windows and doors with older glass breaks around house also.

New cedar trim through-out, base, door jams and trim, window sills.

All interior doors – new 6 panel doors, stained and sealed.

GARAGE – New insulated high end garage door with opener installed.

- New gas water heater installed.
- Garage ceiling re-framed for storage above with lighting.
- Walls and ceiling insulated.
- Lights, work bench, extra outlets installed with cabinets and shelves,

LAUNDRY ROOM – New tile floor.

- Plumbing roughed in for slope sink.
- Upper cabinet and shelves installed.

KITCHEN/BREAKFAST – New floor tile installed.

- New cabinets, with higher island for sitting around.
- New granite tops.
- All new appliances, double oven, glass stove top, microwave/vent, SS dishwasher.
- New lights (ceiling and under counter) and fan.

FAMILY ROOM – New tile floor.

- Large entertainment cabinet.
- Ceiling covered in T & G wood, stained and sealed.

DINING ROOM – New wood floor.

- Extra return air installed.

MASTER BEDROOM – New wood floor installed.

- Large cabinet with doors and draws.

MASTER BATH – New tile floor in wet area and wood around vanity.

- Tub removed, new tiled shower w/seat and extra hand held shower head.
- New vanity with marble top.
- New lights, fan and heater outside of shower.

HALLWAY/ENTRY – New double front doors installed

- New tile in entry hall and wood outside of hall bath.
- New wood ceilings, stained and sealed.

MIDDLE BEDROOM – New slate floor and crown molding.

HALL BATH – New tile flooring.

- New deep tub with man made marble surround.
- New vanity with marble top.
- New light and fan, on dimmers.

FRONT BEDROOM – New wood floor, Now work out/TV room (no closet), one wall all mirrors.