

House Upgrades/Repairs

1. Added cornice boards with custom drapes to all 1st floor windows except primary bath and powder room.
2. Resurfaced fireplace wall with stonework and new hand-built mantle
3. Added built-in cabinet/shelving unit on either side of fireplace
 - a. Added door to back of new cabinet from primary bedroom for access to family room electronics housed in cabinet.
 - b. Added electrical outlet in bottom of cabinet for electronics.
 - c. Added j-box for cable connections in cabinet.
4. Replaced all 1st floor windows with more energy efficient units (note: breakfast nook and powder room window were not replaced).
5. Porches:
 - a. Extended back porch and added screen room
 - b. Added arbor/ pergola to back patio
 - c. Screened area painted with epoxy paint in 2018
6. Added access door from 2nd floor bedroom onto foyer landing area above front entry door
7. Added access from 2nd floor bedroom closet into attic area
8. Flooring:
 - a. Removed carpet from primary bedroom, dining room and study
 - b. Primary bedroom flooring replaced with new wood flooring
 - c. Removed builders grade tile from kitchen and laundry room – installed new matching porcelain tile in kitchen, pantry, laundry, dining room and study
9. Added stonework to study entry
10. Added cabinetry with soft close doors/drawers feature and granite countertop in study
11. Added crown molding in study
12. 1st floor repainted in 2015
13. Relocated fence along west side of residence to create larger backyard area
14. 50-amp circuit added on west side of residence adjacent to back (screened) porch (for hot tub connection).
15. Landscaping:
 - a. Added full yard (8 zone) automatic irrigation system.
 - b. Added (2)- red oaks to front lawn. 1 east and 1 west side of property.
 - c. Added (3) saga palms to front of property.
 - d. Added (7) crepe myrtles along west property line (2 in front of fence, 2 behind fence).
 - e. Added (1) crepe myrtle along east property line behind fence).
 - f. Added (3) bushes along fence at rear property line.
 - g. Added French drains down each east and west side of property for more efficient drainage of backyard.
 - h. Added (2) planter boxes in backyard.
16. Added (2) in-wall speakers for surround system (full surround system wiring was an upgrade during construction). Front and center channels were pedestal mounted and will not remain.
17. Roof replaced in August 2019 with new architectural shingles. Areas of damaged wood roof decking were also replaced.
18. Exterior brick work was repointed in June 2020.
19. All fencing (except (1) section along back of property) has been replaced within the last 3 years.
20. Added (2) wall mounted cabinets in garage.
21. Added LED strip lighting fixture in garage (more efficient lighting).
22. Replaced strip lighting fixtures in primary bedroom closet and laundry room.

23. Microwave replaced with upgraded unit in 2018.
24. Dishwasher replaced with upgraded unit in 2019.
25. Water heater has been replaced.
26. Garbage disposal has been replaced.
27. Upper and lower level HVAC units have been replaced and are under transferrable warranty