

Park Knoll Repairs

Addressing inspection report notes:

Settling has occurred due to house's age. The previous owners had foundation repaired. Foundation company stated no structural repairs are needed – only cosmetic. The cosmetic points have been addressed during renovations.

The house has a French drain system, allowing excess water to properly drain. This makes all grading, drainage, and related points minute.

There are no lingering plumbing issues. During renovations, plumbers replaced and updated all bath lines and observed that the house has CPVC piping throughout. Any piping related to tubs have also been updated and replaced.

All cosmetic points have been addressed during renovations, as can be seen in walking through the property.

Renovation list:

- Replaced brick patio area with a concrete slab patio area
- Re-finished all bathtubs
- Replaced and painted front door
- Replaced sliding glass doors in living room, with French doors
- Insulated, finished, and stained required are in sunroom
- Addressed all concerns in the inspection report
- Removed all debris on property
- Removed backyard rusted shed
- Leveled entire first floor of house
- Built custom mantel for the fireplace
- Hung custom mantel on fireplace
- Replaced foyer light
- Continuous property upkeep
- Replaced all electrical outlets
- Replaced all electrical switches
- Replaced all bathtub hardware
- Updated bathtub plumbing as needed [most was already updated to CPVC]
- Painted fireplace mantel
- Re-finished fireplace wood stand
- Removed all outdated blinds in upstairs and in the sunroom
- Re-finished iron stair railing
- Replaced all ceiling fans throughout the house
- Replaced the ceiling fan in the sunroom
- Replaced all bath mirrors throughout the house
- Replaced all bathroom lights, including vanity lights and ceiling lights
- Replaced all ceiling lights throughout the house, including in closets
- Updated the kitchen light to be a chandelier
- Replaced the dining room chandelier
- Removed 2 non-load bearing columns in the dining room
- Removed 5 non-load bearing column in the wet bar
- All exterior siding and trim was painted
- All interior walls, ceilings, cabinets, shelves, and all other surfaces were painted
- New baseboards throughout the entire house
- Re-finished wood stove vent in the sunroom
- New cabinet hardware throughout the whole house
- New doorknobs throughout the whole house
- New door hinges throughout the whole house
- All doors, with the exception of front which was replaced, were painted
- Air conditioner capacitor was replaced
- Air conditioner thermostat was replaced
- Replaced the doorbell
- Replaced all AC registers throughout whole house

- Replaced all toilets
- Replaced the back fence
- Replaced all 4 gate's hardware
- Replaced front porch light
- Replaced side light at the garage door
- Built and installed custom chalkboard in the sunroom
- Laid new flooring throughout whole first floor
- Laid new flooring in 2 upstairs bathrooms
- Laid new flooring in the sunroom
- Laid and epoxy floor in the garage
- Dents removed from the garage doors
- Garage doors painted
- Garage interior painted
- Installed updated smoke detectors
- Installed new backsplash in kitchen
- Installed new backsplash in wet bar
- Replaced countertops in kitchen with new granite
- Upgraded countertops in wet bar to granite
- Upgraded countertops in all bathrooms to granite
- Upgraded the dishwasher to stainless steel
- Upgraded the oven range to stainless steel
- Cleaned and re-installed shelving system in the garage
- Front yard landscaping
- Removed dead branches from all trees throughout the property
- Replaced front door trim interior and exterior
- Final cleaning of whole house
- Tongue and Groove Laminate flooring downstairs
- Vinyl plank flooring upstairs

Other important notes about the house and repairs completed:

Piping throughout house has been updated to a combination of copper and CPVC. We discovered this when the plumber was replacing the tub hardware.

We had an issue with the AC runoff getting backed up into the large upstairs bathtub, but the issue has been completely resolved. The plumber re-routed the AC drain line through the attic instead of having it run into the tub drain. The plumber also noted that there is no galvanized piping in this home! 😊

The roof was replaced in 2019. HVAC completely replaced in 2015. Double pane windows throughout the house. All bedrooms have walk-in closets, and direct access to bathrooms. You can access the Mason Creek trail directly from the backyard. No back neighbors. The living room's fireplace is a gas fireplace. The carpet throughout the whole upstairs and on the stairs was also new when we purchased this home 2 months ago.