

Remodel and Upgrade list from Seller:

- \* replacement of existing floor joists, as needed, and doubled number of floor joists with treated lumber
- \* leveling of house and addition of concrete blocks for structural strength
- \* additional bracing under house
- \* added 5/8" plywood to flooring
- \* replacement of interior/exterior studs with new lumber
- \* all new ceiling joists
- \* re-braced entire roof with 2x6s
- \* new metal roof
- \* siding consists of treated 1/2" plywood, waterproofing sealer and Tyvek house wrap
- \* hardieplank siding
- \* highest quality Sherwin Williams paint
- \* 16" of insulation in attic
- \* all new insulation on exterior walls
- \* all new insulated windows
- \* windows and exterior doors sealed with waterproofing membrane
- \* new Life-proof vinyl plank flooring
- \* new interior and exterior doors
- \* soft close cabinets and drawers
- \* hidden double trash can drawer
- \* double lazy susan cabinet in corner
- \* all new electrical
- \* all new plumbing
- \* new high efficient heating and air conditioning
- \* programmable thermostat
- \* hard-wired for internet and television
- \* added sound proofing to interior walls
- \* smoke detectors
- \* all new appliances and fixtures
- \* new cabinets with granite counter tops
- \* glass tile back splash with under cabinet lighting
- \* new ceiling fans
- \* oak trees in front landscaping
- \* termite preventative treatment with warranty
- \* new wood tool shed