

Extensive Enhancements and Improvements

- **Whole house painting** - interior ceilings, walls, doors, cupboards, shelves, closets (uniform soft white throughout), exterior and chimney (white) 2017 WM (all WM work 75K)
- Refrained from making holes/attaching stick-on's to rehang art-work throughout the house, for the sake of the new owner.
- Plush upstairs **new carpeting** (with new 'underfeltng') throughout upstairs bedrooms, closets, and passageway (these were temporarily overlaid with carpet mats/runners, to preserve the new carpeting in pristine condition for the new owner) 2017, 13K
- **Stainless kitchen appliances** : Thermidor gas cooktop with self-raising extractor (essentially unused, saved for new owner), Thermidor oven, Thermidor convection oven and microwave, removable Triple-door Fridge-freezer fitted for size. Thermidor appliances currently being unused (for sake of owner). 2017 gas cooktop
- All appliances last checked /inspected for optimal appearance and working function – Aug 2021
- **Kitchen sink** replaced with new double-basin Allia sink with brushed nickel fittings (deep main basin & smaller step-up utility basin) 2017 WM
- Updated high-neck **kitchen faucet** with two-stream hose and fitted soap dispenser 2017 WM
- New **Food compactor** installed (essentially unused) 2017 WM
- **Wood flooring** of kitchen, adjoining alcove-walkway, and storage closet added (replacing tiling)
- **Wood stairway** refinished and re-sealed (replacing old stairway carpeting)
- **Wood floors refinished and sealed** throughout downstairs
- Family room **fireplace modernized** and brightened with fresh tiling. Fireplace last checked Winter 2020.
- **Natural-stone** brushed nickel and glass **frameless shower**, new **brushed nickel faucet and shower fixtures** (date at time of last carpet fitting) and new **granite countertops** are enhancing updates to the Master bathroom. 2017 WM
- **Granite Countertop replacements** were done in the downstairs Guest Room, the Master bathroom, and all upstairs bathrooms 2017 WM
- Water heater replaced with new **tankless water heater** - 2017 7K
- **All Faucet, Bath, and Shower fixtures replaced throughout the house** with designer assistance, and plumbing connections updated. (completed ... after new carpet in Ev closet) 2017 WM Interior plumbing fixtures, connections, drainage, last checked - Aug 2021.
- Downstairs guest **Kohler toilet bowl replaced**, AntiMicrobial Mayfair DuraGuard seating added.
- All **upstairs toilet seating** updated with Quiet-Close seating – Aug 2021.

- **Updated Baseboard** replacement throughout downstairs to compliment windows and crown moulding, and to enhance upstairs hallway WM 2017
- **Ceiling Air-grids** replacement throughout the house in white WM 2017
- **New doorbell** and updated electrical wiring at the front door - Aug 2021
- New wired **smoke alarms** (upstairs and down) – last checked Aug 2021
- New **light-fan** installed in front bedroom – Aug 2021
- Newly-installed West University Police-connected **cellular analogue alarm system** (readily connectable for a new owner) - installed Aug 2021
- New **Sheetrock replacement** (beyond necessary, to ensure optimal rectification of a failed water filter fitting in an attic water pipe) with extensive internal scrutiny – 2017, WM
- Updated **Lighting Fixtures** replacement in kitchen, family room dinette, kitchen alcove, and Master study /all-purpose reading room WM 2017
- Lighting fitted with updated Daylight lights – bulbs newly replaced Aug 2021
- Window replacements and Wood Shutters added (front entrance & downstairs), and faux wood kitchen shutters.
- **New Rainbird sprinkler system** installed with sprinkler system enhancements - Aug 2021
- New **Pool Motor** installed - ///2021, Salt Pool system last replaced - ?
- New Pool Heater – ? 2020
- New filter 3/20 1K
- New salt cell 2/21 1K
- Pool last serviced and checked - Aug 2021
- Extensive **Landscaping**, including 6 red-berry Holly trees (thrived through the freeze), 9 new bottle-brush trees (shipped from Dallas), 9 additional Yew trees, Boxwood hedging (north, west, and east boundaries, and at the front entrance) – landscaping last trimmed & upkeep Aug 2021.
- Fencing last 'painted' - ? 2020
- Front and west-side **outer faucets/connections** updated - Aug 2021
- **Roof** replacement - ? when (spare roof sheets stored in garage, with hurricane window wood sheets, if desired)
- Roof last checked preventatively inside and out (directly), with preventative enhancement & outer grid screw tightening to prevent critter/squirrel access (of which there were none) – Spring, 2021
- Master Plumbing last serviced and checked – Aug 2021
- Master Electrician last serviced and checked – 7/21, 7K in enhancements/updates)
- A/C last serviced and checked – 7/21, 1.5K
- Tankless water heater last checked – Aug 2021
- Sprinkler system last serviced and checked – Aug 2021
- Last termite check - 2021 (regularly checked for many years, no problem)
- Roof last checked inside and out (directly) – Spring 2021