

## Repairs/Upgrades Performed in the last three years

### Highlights

- New paint throughout house (exception of utility room)
- New flooring throughout house (exception of utility room)
- Upgraded from incandescent and florescent lighting to LEDs throughout house (including exterior security lights)
- Replaced nearly all the single paned aluminum framed windows with vinyl, low E – argon filled, energy efficient models
- Repaired water damaged drywall and lumber on front and rear exterior walls
- Graded around home to improve water drainage
- Siding on entire rear of home replaced
- Complete kitchen remodel including new tile flooring, stainless steel appliances, window treatments, lighting, paint, and cabinet refinishing/antiquing
- Complete guest bath remodel including new paint, flooring, bath and surround, water conserving toilet, lighting, vanity, and fixtures
- Master bath remodel including, new paint, flooring, vanity, shower, water conserving toilet, lighting, and fixtures (bathtub is only original piece)
- Installed blown-in fiberglass insulation in attic
- Brand new energy efficient A/C unit (less than year old, still under warranty)
- New blinds and window treatments throughout
- Replaced all exterior doors

### Exterior

- Installed fencing around area immediately behind house in back yard
- Installed fence on North side of property
- Graded around home improving water drainage and removing high dirt around foundation
- Replaced incandescent flood lights and CFL lights with LEDs
- Replaced all exterior doors
- Repaired/replaced damaged lumber and siding on rear of house.
- Removal of dead or unappealing trees and landscaping
- Installed storm door on utility room exit
- Repairs to well pump
- Installation of septic tank easy access covers
- Installed GFI electrical outlets
- Replaced windows with energy efficient models
- Chimney leak repaired

### Utility Room

- Installed GFI outlets
- New exterior door framing and door

- Installed storm door

#### Kitchen/breakfast nook

- Replaced all kitchen appliances (stainless steel French door refrigerator, stainless steel double ovens, downdraft cook top, sanitizing dish washer, disposal)
- Replaced damaged, florescent lighting under cabinet lighting with LEDs
- Installed GFI outlets
- Replaced linoleum flooring with new tile flooring
- New paint throughout
- Refinished and antique stained cabinets
- Replaced aluminum framed single pane windows with new vinyl, low E argon filled energy efficient windows
- New window coverings on all windows
- New baseboards and quarter round

#### Dining room

- Replaced tile
- Replaced ceiling fan
- Replaced incandescent recessed lighting with LEDs
- Replaced light fixture
- Repainted
- Replaced windows with energy efficient models
- Replaced window coverings and blinds
- Replaced quarter round

#### Living Room

- Repainted
- Replaced ceiling fan
- Replaced incandescent recessed lighting with LEDs
- Replaced French doors
- Replaced damaged wood and drywall in exterior wall
- Replaced/repaired fireplace mantel and surround
- Replaced wood flooring
- Replaced baseboards and quarter-round

#### Front entry/hall

- Replaced windows with energy efficient models
- Replaced tile
- Repainted
- Replaced/repaired damaged wood and drywall in exterior wall
- Replaced front door
- Replaced window coverings and blinds
- Replaced baseboards and quarter-round

- Replaced incandescent recessed lighting with LEDs

#### Front bedroom

- Repainted
- Replaced carpet with laminate flooring
- Replaced baseboards and quarter round
- Replaced ceiling fan
- Replaced blinds
- Replaced baseboards and quarter-round

#### Middle bedroom

- Replaced vinyl flooring with laminate flooring
- Repainted
- Replaced closet door
- Replaced ceiling fan
- Replaced blinds
- Replaced baseboards and quarter-round

#### Rear bedroom

- Repainted
- Installed ceiling fan
- Replaced carpet with laminate flooring
- Replaced windows with energy efficient models
- Replaced blinds
- Replaced baseboards and quarter-round

#### Master Bedroom

- Repainted
- Replaced ceiling fan
- Replaced carpet with laminate flooring
- Replaced baseboards and quarter-round
- Replaced French doors
- Repaired/replaced damaged wood and drywall in exterior wall
- Replaced incandescent recessed lighting with LEDs

#### Guest bathroom

- Repainted
- Replaced shower/tub and surround
- Replaced vanity
- Replaced toilet with water saving model
- Installed GFI outlets
- Replaced carpet with tile

#### Master bathroom

- Repainted
- Replaced shower
- Replaced tub and surround
- Replaced vanity
- Replaced toilet with water saving model
- Replaced carpet with tile
- Replaced windows with energy efficient models
- Replaced incandescent recessed lighting with LEDs
- Replaced vent fan
- Installed GFI outlets
- Installed wainscoting

#### Garage/Spare Room

- Installed carpet
- Installed entry tile
- Repainted
- Replaced ceiling fan
- Replaced wall mounted AC unit
- Replaced screen door
- Repaired closet and installed shelving