

10536 OCEAN DRIVE RENOVATION LIST

New roof shingles and flashing

New sheetrock and insulation added in garage

New electrical wiring, plugs and disconnect in garage

New commercial grade, waterproof overlay on 2nd floor deck

*New septic system to be added mid January upon tank arrival

Water well tank, motor control, and well wiring

All new windows throughout home

New exterior transom windows

Windowsills all taken out, replaced or sanded and repainted

New A/C condenser, A/C blower fan, motor, motor controller

Water heater- new vent pipe and cap

Water heater is 2 years old, new pan and overflow piping

All new interior paint

All new exterior paint

New carpet on stairs and second floor

Exterior stairs to patio replaced

Cricket at chimney added to deflect water

Chimney water hat added

Fireplace inspection, cleaned and all cleared

Aid intake vents at fireplace

Natural gas starter working

New texture throughout on walls and ceilings

New exterior railing- treated lumbar

New patio door- sun room

Several interior doors replaced, door hardware, door trim

New exterior doors upstairs (2)

Bifold doors throughout home

100 feet of new baseboards

Cabinet hardware replaced throughout home

New 20 amp electrical plugs

New recessed lights and light switches

All new light fixtures inside, exterior porch lights, motion sensor lights in rear of house, recessed lights and switches, plugs and plates

New flooring downstairs sunroom/office

New faucets in bathrooms

New toilets and supply hoses

All new ceiling fans

6x6 treated porch support poles

Fire/carbon monoxide detectors updated

Garage door weather stripping

Weather stripping throughout home

Water well water piping

Water well electric conduit

New attic staircase

Landscaping and grass plus tree cleanup

New kitchen sink, faucet, supply hoses

Bath faucets and supply hoses

Exterior deck fixtures and LED bulbs

New vanity countertops upstairs

Extensive caulking and weatherization

Expansion joint caulking

New counter in laundry plus doors added to cabinetry

New gas meter in front yard