

## 2822 Westerland Dr. – Update List

### 2022

- Home taken to studs from exterior, all wall insulation replaced, all sheathing replaced, new vapor barrier and new Hardie siding.
- New Exterior Light Fixtures
- New Exterior Paint
- New Garage Doors, Motors and Tracks (unfortunately one was damaged very recently, can be negotiated to be repaired if preferred)
- New Patio Cover, galvanized framing, Mueller metal paneling
- Secondary Bath taken to studs, all plumbing replaced with PEX including sinks in master bath, solid maple vanity with soft close sliders and hinges, marble countertop with waterfall edge and undermount sink, all new Delta brass fixtures, Zellige tile tube surround, Kohler deep soaker tub, terrazzo tile.
- South side fence replaced, 7' tall, cedar pickets and top cap, 12" rot-board base.
- Interior wall between office and secondary cut open and insulated to add sound dampening for nursery.
- New base boards installed and painted throughout house
- New Front Door and Hardware

### 2021

- New HVAC System – All units replaced, Goodman 16 Seer, copper lines replaced, all ductwork replaced, media filter in attic, UV light purifier in supply plenum
- All old attic insulated was removed and replaced with blown fiberglass
- North side fence replaced between neighbor. Cedar pickets and top cap.
- Carpet in bedrooms removed, floors polished (can still be stained if preferred or easily covered with different type of flooring)
- Whole home water filter installed

### Prior Years

- Gas plumbed to island; electric cooktop replaced with gas cooktop
- Master shower (remodeled by prior owners) plumbed with new PEX
- Single-pane windows replaced throughout with energy efficient double-pane, low e.