

# Improvements for 12306 Bexhill Dr.

1. Automatic sprinkler system.
2. New gutters completely around home.
3. New underground drainage & tied in downspouts to drainage.
4. Installed all new solid exterior doors with door casting, trim, and threshold.
5. New electrical breaker panels with main breakers.
6. New underground wiring & conduit from panels to transformers.
7. New 7ft. cedar fence with rot boards & cedar top cap screwed with galvanized coated screws not nailed.
8. Poured new concrete to widen driveway.
9. Replaced and widened driveway entrance (APRON).
10. Repaired concrete to sidewalk in front of the house.
11. Poured new concrete sidewalk to front entrance to house.
12. Installed new exterior LED lighting completely around home.
13. Poured new 22ft. x 26ft. concrete patio.
14. Replaced all interior door, hardware, & door trim (updated).
15. Replaced all baseboard (enlarged).
16. Removed & replaced all galvanized water lines with combination of copper, CPVC, & insulated all water lines hot & cold.
17. Replaced all water valves stop & ball valves with brass.
18. All bathrooms updated new steel tubs, toilets, & sinks.
19. All new inline bathroom exhaust fans.
20. All new GFI's in bath, kitchen, & exterior.
21. All new R36 insulation in attic of living area & garage.
22. All new interior painting & exterior.

23. All new granite counter tops kitchen & bathrooms.
24. All new appliances, GE monogram advanitium microwave & oven, and electric cooktop, 36" kitchen vent hood, vented through the roof.
25. Kitchen upgrade, cabinets, stainless steel sink, & garbage disposal.
26. Kitchen electrical updated, dedicated circuit to refrigeration, freezer, microwave & garbage disposal.
27. Roof mounted electric ventilators with thermostat.
28. A/C & heating upgraded, all ducts in attic replaced, return air ducts, return air ducts were enlarged and added additional R8.0.
29. All registers & return air grills replaced on ceiling.
30. All new electrical receptacles, plugs, switches, & fixtures.
31. New tankless water heater.
32. New double pane insulated exterior windows.
33. New hardwired home security alarm system s with motion sensors.
34. New TV cable wiring to all bedrooms.
35. New dedicated electric plugs to all bedrooms for electronics.
36. Refasten all sheetrock to walls & ceilings with screws.
37. All new LED lighting including garage.
38. Electric garage door opener.
39. Main water line from meter to house, ball valves, and hose bibs.
40. All roof overhang (soffit) replaced with hardie plank.
41. Garage attic completely decked above.
42. All ceramic tiles in bathrooms around tub area.
43. All new porcelain tile backsplash in kitchen area.