

### **Outside Improvements**

Porcelain Ceramic Tile:

Front sidewalk

Front porch

Rear Patio

Rear sidewalk and exit patio

Both patios have footing if additional structure is desired in future

Privacy fence

Flower beds

Retaining wall at street

Automatic irrigation system front and back

### **Home Exterior Improvements**

Roof with lifetime shingles

Vinyl Siding

Soffits

Gutters with leaf guards

Thermo pane windows

Two thermo pane sliding glass doors

Dusk to dawn lighting system in front overhang

### **Interior Home Improvements**

Water and sewer lines to street

Totally re-plumbed with quality fixtures and tank-less hot water heater

All new electric system including:

Box, breakers, and all new wiring

Quality fixtures and recessed lighting throughout, some with dimmers

Wiring in each bedroom from ceiling to wall with switch for future ceiling fans

Wiring in living room wall for future wall mounted TV and cable

Wiring in living room wall and gas line for future fireplace

Added additional bedroom and bath

Many walls removed and structure reinforced to open up the living space

All new kitchen and appliances

Vinyl plank flooring throughout

HVAC and additional attic insulation

- Bryant 3½ ton, 16 seer with 90,000 BTU's of gas heat

Pull-down stairs to attic in garage

Silhouette shades