

735 Thistlewood - Upgrade Details

Project	Tasks	Date Completed
BEAMS	<ul style="list-style-type: none"> Removed wall between kitchen and living room Removed wall between kitchen and dining room Removed wall between entry and dining room Installed beams (3 total) above the ceiling in these areas Removed hallway entry door and refinished door jamb Fixed and patched tile floors Relocated electrical from removed walls 	Sep-2019
KITCHEN	<ul style="list-style-type: none"> Closed wall between kitchen and study Relocated refrigerator Relocated electrical and water lines to new fridge Replaced backsplash Finished island after wall removal Installed new quartz island countertop Built new custom pantry cabinet next to fridge Installed two new Rejuvenation pendant lights over island 	Sep-2019
MASTER BATHROOM	<ul style="list-style-type: none"> Removed walls between closet and existing bathroom Closed doorway in closet Relocated plumbing for two new vanity sinks Relocated toilet under window Built new custom vanity cabinet and stained Replaced floor tile Installed new lights over sink Installed shiplap over vanity Installed new quartz vanity countertop Installed new sinks and faucets Opened wall behind shower and built custom storage cabinet Installed new can lights in ceiling 	Sep-2019
ELECTRICAL	<ul style="list-style-type: none"> Completely rewired entire house with new copper wiring Replaced contactor box in garage Replaced all plugs Added new GFCIs throughout house Replaced all can lamps and light fixtures in house Added dimmer switches throughout house 	Sep-2019
BACK PATIO	<ul style="list-style-type: none"> Replaced back patio with new gray concrete 	Oct-2019
LANDSCAPING	<ul style="list-style-type: none"> Added sprinkler system Added french drain system in backyard Added gutter system and tied into french drains Tree trimming and removal Added 100% new sod in front and back yards Tied in AC drain line to french drain system Added black rock beds around trees and house perimeter Ran new gas line to gas lamp in front yard Added new front yard landscaping 	Oct-2019
LIVING ROOM	<ul style="list-style-type: none"> Replaced fireplace mantle with custom oak wrap-around mantle Added shiplap on top half of fireplace Ran electrical, cable, HDMI, and ethernet wiring to fireplace Installed flat-screen TV wall bracket to fireplace 	Nov-2019

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BLINDS	Added shutters to front windows	Dec-2019
BREAKFAST ROOM	Added custom bench and cabinetry to back wall Matched cabinets, countertop, and backsplash to kitchen Relocated overhead light and install new Rejuvenation sconce Route microwave vent hood into attic	May-2020
ROOF	Replaced Roof with GAF Armor Shield II shingles (Weathered Wood)	Jun-2020
HVAC/ATTIC	Replaced AC Unit with Trane 3 ton, XR17, 16.5 SEER 2 Replaced Water Heater with 180,000 BTU tankless system Added AC duct to half bathroom Cleaned and re-insulated all metal ductwork Removed all insulation from attic Spray-foamed and sealed attic	Jun-2020
PLUMBING	Replaced all cast iron plumbing in attic with PVC Added hot water circulator pump and loop line to system to provide hot water more quickly accessible to kitchen and half bath.	Feb-2021
FENCE	Replaced fence with cedar planks, rot board, and cap. (7' total)	Dec-2021
PLUMBING	Reworked attic plumbing for efficiency. Installed new pump, check valves, and compensator tank. Updated hot water loop system.	Jun-2022