

# From My Sellers

Completely removed all walls and garage doors under the house and placed with a 16' X 17' room for rec room or bedroom. Installed new main stairway. Installed new gutters and downspouts.

70% of the siding has been replaced on the upper floor.

Back door installed along with new stairway.

Wire was checked for code and found several things needing to be changed. After we were done we removed and replaced all of the wiring in the kitchen, south bathroom and all of the wire strung under the house. We also found the 150 amp service was not enough for the house so we completely replaced the 150 amp over head service with a buried 200 amp service.

All of the plumbing has been replaced except for a few feet in the master bath. The 30 gallon water heater was replaced with a new 50 gallon water heater and moved from the living room corner to the mater closet area. All new electrical service and plumbing to service same. Changed the utility room into a full bath with apartment sized washer/dryer.

Half bath replaced on ground floor for rec room/bedroom.

All new doors through out the house.

New windows in the kitchen and master bathroom. Along with new blinds throughout.

All new light fixtures and fans.

New floor installed.

All new kitchen cabinets, sink, faucet, dishwasher, microwave, countertop and backsplash. Oven and refrigerator are approximately 3 years old.

Moved the condenser from a stand platform to the stand on the house floor and serviced the 10 yr old HVAC system. All checked out good. Service inspection 2/23/24, all checked out good.

Roof shingles are 1.5 yrs old.

New switch system and control on outdoor lift.

All surfaces have new paint.