

## **Seller's Home updates since Oct 1, 2022**

- Replaced AC and furnace (Amana) and all drains. Installed two new intake vents in bedrooms, closed vent into garage, updated vent in living room, patched drywall.
- Tunneled under foundation and repaired/replaced washing machine broken drain, new connections and drywall repaired; tunneled under slab and repaired kitchen sink drain; tunneled back yard to replace sewer pipe due to break and obstruction. Replaced side walkway concrete.
- Graded soil around foundation 360 degrees – removed river stone, replaced with soil, placed edging pavers into landscape beds, provided landscape weed barrier, plants, mulch. No plants were in the ground prior to Oct 2022 – it was totally bare.
- Refinished hardwood floors, replaced some pieces due to stain in spare bedroom.
- Replaced gutters on 2 missing sides.
- Moved toilet in master bath to 12" rough-in from 16". Replaced cultured marble countertop to granite with undermount porcelain sink, replaced toilet to a TOTO. Refinished shower, replaced old doors. Replaced bathroom tile floor. Installed real exhaust fans in both bathrooms.
- Added two GFCI outdoor outlets.
- Replaced garage side door due to framing rot (due to gutter missing on sides of house last until year)
- Removed fluorescent tube lights on kitchen ceiling, updated with can lights with dimmers and repaired all areas of ceiling drywall, texture. Updated can lighting in office, living room and dining area.
- Removed laminate floor in spare bedroom, found old water damage, drilled out and replaced foundation repair access holes in that room with moisture barrier and concrete sealer, then placed high grade carpet pad and carpet.
- Updated kitchen faucet due to missing extender/extension.
- Updated most all outlets, removed old security systems and wires, repaired drywall, texture.

- Replaced defective window pane in second bedroom due to failed seal.
- Removed glass blocks where bedroom AC units were located in 3 rooms, drywalled and replaced brick.
- Opened entry doorway 10"
- Added fire pit in backyard.
- Removed a significant amount of weeds and crabgrass from both the front and back lawns.
- Widened attic access ladder, replaced.
- Cleaned out attic.
- Limewashed brick exterior

#### **Updates Prior to Oct 2022 (previous owner)**

- Replaced some PEX pipes in attic and wall due to frozen/broken pipe during freeze 2020-2021.
- Previous owner's family had two repairs done on foundation with cable lock system and there is a lifetime transferrable warranty with the work. They did some drilling through the slab in the bedroom that has carpet and the office area which is why the flooring is different. I pulled the laminate up in the spare bedroom and hoped there was hardwood, but due to the foundation access, the slab is slightly higher in that room so I found carpet to be the best floor option to go with the adjacent hardwood/ height of the floor.
- Previous owner's family had all the windows replaced with horizontal sliding tilting windows. These are great and all functional. (The screens also slide which is very nice)
- Previous owner's family had several drain pipes in both the bathrooms replaced to PVC and they both have a cleanout access in the case of a backup.

#### **All Information per Seller**