

## **Roof Installed in 2010**

- Roof decking original OSB (oriented strand board) was replaced with 1/2" plywood, decking covered inside with radiant barrier and outside with GAF water shield.
- Higher definition shingles (Barkwood color). Shingles installed nailing by hand, not with staple gun.
- Shingles have a 35-year life span.

## **Attic:**

- Reinsulated with Batt insulation John Manville R-30 (original blown insulation was R-5.5)
- Lights added (fluorescent)
- Whole attic (deck up) with plywood was added to be able to walk on
- New A/C ducts installed in March 2023
- Water heater installed in 2018
- A/C unit installed in 2010
- Attic door replaced with larger door for easy removal of water heater
- Windows: Energy efficient double pane installed in 2016 - lifetime warranty from Window World

## **Bedrooms:**

- New texture + paint from Lowe's high-quality paints
- Closets with new reversible (wood/mirror) sliding doors
- All closets customized by The Container Store
- New recessed LED lights added in the closets
- All light switches and outlets replaced with high grade
- New ceiling fans
- All doors throughout the house replaced with solid wood
- All new door locks and hinges color match
- Master bedroom recessed with 3" LED lights across wall
- High outlets for TV hanging on wall.
- All bedrooms upstairs with wood laminate flooring with water shield underneath

**Master bathroom:**

- New Kohler toilet
- New mirror
- New solid wood cabinets (top & bottom) for plenty of storage
- Soft close hinges on cabinet doors and drawers and new handles
- Built in shower bench
- Niche for shampoo bottles and soap
- LED lights in shower
- New light fixtures from Lamps.com
- New exhaust fans
- Glass door in shower with lifetime seal replacement
- High quality faucets
- New glass vessel bathroom sink
- Marble tile on shower all the way to ceiling
- Heated Tile flooring

**2nd Bathroom:**

- Tile all the way to ceiling and niche for bottles/soap in the shower
- Brand new tub (bigger than original)
- New wood-like tile flooring
- Closet for towels/storage redone with solid wood and adjustable shelving
- New, soft close hinges on cabinet doors and drawers and new handles
- New shut off valves + hoses in all bathrooms and kitchen
- Both bathrooms upstairs with granite counter tops

**Half bathroom downstairs:**

- New Kohler toilet, new mirror, new faucet and bathroom accessories
- New texture, paint and fiber glass trim for durability
- All the floors between 1st and 2nd floors, insulated with R-30 insulation + 3/4" oak plywood with screws, not nails
- All baseboard wood trim "4
- All plumbing throughout is copper
- New light fixtures all around house
- New smoke detectors + CO2 detector
- Stairs are solid oak stain & clear with non-slip carpet strips (machine washable)

**Living Room:**

- Floor tile, new outlets and light switches + covers
- Built-in solid wood VT cabinet with soft close hinges + electrical outlets, able to accommodate up to 85 inch TV.
- Front door is made of fiberglass for long lasting with oval glass decorative insert

**Kitchen:**

- New painted cabinets, soft close hinges on doors
- New gas stove and oven (stainless-steel + black)
- New stainless-steel ductless exhaust
- New stainless-steel dishwasher
- Garbage disposal
- New LED recess lights
- New granite countertops with kitchen bar and gray glass backsplash
- New, beautiful, updated kitchen faucet

**OTHER:**

- Downstairs living room, dining room and kitchen baseboards are fiberglass and newly painted walls
- Dining area access to backyard with French Doors (built in glass and blinds)
- Backyard Shed for storage (8x6x8)
- Fence pickets are made of composite material, not Cedar. Power wash when dirty
- Sprinkler system in front and back (4 stations).
- New plants added in the front
- House newly painted outside with weather protection + mold and mildew resistant from Sherwin- Williams
- Coaxial cable installed throughout the house
- Gutters installed in 2010
- Garage is finished (drywalled), with LED recessed lights, new paint, storage cabinets, 220v outlet (extra for compressor, etc).
- Electric and gas washer and dryer connections
- Garage floor finished with industrial epoxy coating + flakes
- Double insulated garage door
- Garage door opener (Craftsman belt drive for quiet operation)
- Gas lamp outside in front of house
- Brick matching mailbox with flowerpots on side