

247 Spring Pines

New 25 year roof, stripped to felt, water/ice shield installed on low pitch area, ridge vent, drip edges.

New 5 ton furnace unit, wiring, control, and ducting in attic for the main area. New 2.5 ton system for master area. Added/relocated vents for efficiency.

New tankless water heater.

Replumbed home with Uponor pex A lines everywhere but hall and old master bath.

Added new line for refrigerator.

Electrical lines were replaced throughout the remodeled area and new master.

Panel was rewired and breakers added to create circuits for each room's outlets and lighting.

New lighting and fixtures

New floors and carpet throughout

Added recess in the dining room ceiling.

Removed or altered six walls in the living area and kitchen pantry. Installed engineered gluelams to open up the space.

Built in new laundry/pantry/.5 bath configuration

New kitchen island/countertops/cabinets/appliances/sink/disposal/backsplash.

Replaced all natural gas lines in house. Added new lines to the island and to the oven (has both 220 and gas option)

Added square footage between the old exterior wall and new master and the french doors.

New master suite

New concrete poured with french drains and collection boxes running on both sides of the house to the street drainage.

New garage with 2 220 outlets.

New paint and trim throughout.

All work permitted and inspected by county and MUD.