

## **Upgrade List Details**

### Exterior:

- New paint/stucco entire exterior
- New seed/sod and trees and plants front and back
- New sprinkler system front and back
- 1,000 gal rain water tanks tied into gutters
- New gutter system required by the city
- New fancy "cool" roofing for exterior and ridge caps for existing. Fancy type required by the city.
- New 5 ton A/C unit with new ducting throughout entire attic
- New rear driveway (cost over 15k)
- New fencing around entire property with motorized rear gate with remote

### Interior:

- Entire house down to the studs and built back up.
- New laminate flooring
- New drywall/insulation all walls and ceilings/attic
- New paint and moldings in all rooms
- New stainless steel fixtures
- New dual pane windows throughout
- Existing copper pipe plumbing (approx 5-10 yrs old) but we upgraded sections as needed for water and gas line
- Existing tankless water heater (approx 3-5 yrs old) but we upgraded sections as needed
- New fans in bedrooms
- New recessed lighting throughout
- Entire new electrical wiring throughout entire house plus new electrical panel
- Permitted 800 sq ft addition (cost over 100k) for master bedroom/garage/back room
- New 400 sq foot 2 car garage with door and remote
- New master bedroom with his and hers 6-7 ft closets
- New master bathroom with 7 foot shower/tile/dual vanities/quartz counter tops and fan systems
- New hall bath with new tub
- New kitchen with dual sink/quartz counter top
- New stainless steel appliances throughout including ventless microwave system
- New back room (500 sq ft)



