

**Electrical**

Brand new electrical panel with all new breakers

New recessed lighting throughout the house

Brand new wiring for all bathrooms

Brand new wiring for the kitchen and separate breakers for all appliances

Addition of ground to the outlets

Smart phone enabled light switches in the main space

**Plumbing**

Gas repipe for the entire house. Every inch is brand new.

Brand new plumbing for all bathrooms

Relocating of all water lines from the slab to the attic. Every inch is brand new.

New energy efficient tankless water heater

Installation of smart toilets in all bathrooms

**HVAC**

Brand new entire hvac unit. Including energy efficient heating and air conditioning.

Brand new ducting throughout the house.

Installation of new drain line.

**miscellaneous**

Top of the line appliances including thermador range and drawer microwave.

Prime oak 9" wide hardwood flooring.

Fresh interior and exterior paint.

Brand new patio sliding door as well main entrance door.

**Structural**

Replacement of subflooring in the entire house.

New framing and drywall in the main living space.