

Interior Improvements started on 7/1/2025 and finished on 9/25/2025:

1. New Heating & A/C unit with a special UV filter light. 18 Seer; Dual Stage Motor and replace all the existing ducts as well.
2. Install a new European-style kitchen 27-foot length with a full backsplash, and an 8-foot waterfall island with a big single sink, a full set of appliances and modern facets, high-quality material.
3. Full upgrade of two modern bathrooms, including floating vanities and LED light mirrors.
4. Huge master bedroom, including a huge walk-in closet.
5. Install a new modern style and high-quality oak vinyl flooring (2,200 sf), including 4-inch baseboard around the entire house from inside.
6. Painting the entire house interior with high-quality material.
7. Rewiring all the existing electrical lines, including strip lights, new outlets, and ceiling fans.
8. Install new insulation within all the exterior walls and the ceiling.
9. Install new windows for the entire property and two big custom-made slide doors.
10. Upgrade all the existing plumbing for both bathrooms, the kitchen, and the dryer.
11. Install new modern interior doors.
12. Modern design fireplace with very nice lighting and modern finishing.
13. Install new drywall for the entire house with high-quality something finishing using 130 sheets, 8-inch x 4-inch.
14. Install a new smoke detector system.
15. Install a water heater in good condition.
16. Install a new inside subpanel at the main entrance door.

Exterior Improvements started on 7/1/2025 and finished on 9/25/2025:

1. Paved 4 feet of the AC pavement around the entire house with a thickness of 4 inches, and paved new AC pavement for the patio area.
2. Prepare the existing driveway using a 2-cell code and 5 tons of asphalt.
3. Install a new wood fence in the backyard location, including solar lights.
4. Install a new 3000 sf turf in the backyard and front yard, including 5 tons of white rocks for the landscaping.
5. Upgrade the main panel from 100 AMP to 200 AMP.
6. Provide solar lights at both sides of the driveway.
7. Install modern outside lights around the property.
8. Painting the entire property from the outside with two colors (gray and white) using high-quality material.
9. Pumping out the septic tank, including inspection and a certificate valid for one year.

GRAND TOTAL: \$ 255,000

Note: All improvements implemented by the general contractor are licensed Type B and approved by code.