

131 Elizabeth Lane List of updates:

- Replaced windows with double pane glass.
- Replaced interior doors and hardware.
- Updated lighting fixtures throughout the house.
- **Kitchen remodel:**
 - granite countertops, custom wood cabinets, stainless steel appliances (oven, microwave, dishwasher, fridge), interior plumbing, garbage disposal, GFCI power outlets added, tile backsplash and Pfister single handle faucet
- **Flooring:** installation of flooring laminate except for the kitchen and bathrooms which were given oversized ceramic tiles
- **Bathrooms remodel:**
 - Replaced bathtub/shower in hall bath and primary bath shower, tile flooring in both bathrooms flooring, medicine cabinets, vanities, fixtures, overhead heater/ventilation fans added, GFCI power outlets added and copper piping inside the bathrooms walls up to the main line in the attic
- **Interior Walls and Trim:** The living room was opened up to the dining room with new trim and moulding added (2013) and fresh paint on interior walls in 2023
- **Exterior paint:** Complete exterior paint in 2013 with recent touch-ups in 2023
- **Lighting and electrical:**
 - Dual flood light over patio was added, upgraded garage wiring, grounded outlets were added and overhead lighting updated, recessed LED lighting in the living room in 2018 with a dimmer-type switch, updated front porch light, exterior lighting was updated with lights over the driveway on each side of the garage door in 2018, motion activated floodlight was added to the front of the house in 2018, Electrical panel upgraded to 200 Amps in 2013, exterior power outlets added (one front and back each in 2013), doorbell and lighted doorbell switch were updated in (2022)
- **HVAC:** A completely new central and heat system was added in 2013 including new ducting. This was a high-end system, a high-efficiency system; WiFi enabled touch-screen thermostat was installed in 2022
- **Major Plumbing Updates:**
 - A new 50 gallon water heater was installed in the garage in 2022
 - The galvanized line from the house to the street was updated with a copper line in 2022 (L-1" blue copper pipe)
 - An exterior (to the house, not the city connection point) water cutoff valve was added approx 2015
 - A pressure regulator was added to the house at the exterior cutoff valve in 2022
 - Two new sewer clean-outs were added to the main sewer line to the street in 2022 (along the sidewalk leading to the front door - East side)
 - The sewer system was professionally camera inspected in 2022 - found to be in good condition
- **Landscaping:**
 - A new driveway and sidewalks at the front of the house were installed in 2022
 - A new low water usage sprinkler system -front and back - was installed in 2023
 - All new grass was installed in 2023
 - The fence along the alley was rebuilt (2023)
 - A new wood gate on the East side of the house was added in 2013
- **Other items:**
 - New garage door remote control and door sensors were installed in 2023
 - The rear entry door was replaced in 2023
 - The roof was inspected and serviced in 2013
 - Gutters were added at specific locations in 2013
 - A new front door handleset/deadbolt was added in 2014
 - All exterior entry door knob and deadbolts were replaced with Kwikset hardware using the same key (2013)
 - Fireplace chimney spark arrestor was added in 2013
 - Chimney serviced in 2013 including re-doing chimney flashing in 2013