



List of Improvements

Interior Renovations

- Complete interior repainting: walls, ceilings, trim, doors, and basement stairs.
- All-new LVP flooring throughout the main level and basement.
- New interior light fixtures installed in bedrooms, kitchen, hallway, basement, utility areas, and exterior.
- New 200-amp electrical panel upgrade with updated outlets and switches throughout the home.

Kitchen Upgrades

- New butcher block countertops, custom sanded and stained.
- Newly painted cabinets with updated hardware.
- New sink, faucet, and modern fixtures.
- New backsplash installed.

Bathroom Renovations

Upstairs Bath:

- New 30" vanity with mirror.
- New finishes, faucet, and fixtures.
- Fresh caulking around the shower surround.

Basement Bath (Brand New Addition):

- New stand-up vinyl shower.
- New vanity, mirror, vanity light, exhaust fan.
- New LVP flooring and full plumbing installation.
- New sanitary ejection pump installed.

Basement Transformation

- Added full legal bathroom.
- Added framed utility room and separate laundry area (with new laundry hookups and laundry box).
- Added drywall to all finished areas: bathroom, laundry, ceilings, and walls.
- Trim installed throughout the finished basement.
- Floors, walls, and ceilings in the storage/utility area are fully painted.
- New basement windows
- French drain installed around the basement exterior to divert water to the pump.

Plumbing Upgrades

- New water lines run for the basement bath and laundry.
- New drains installed for basement bath and laundry.
- New plumbing fixtures installed in kitchen, bathroom 1, and bathroom 2.



- New exterior hose bib and new faucet replacing leaks.

Electrical Upgrades

- New 200-amp service with updated wiring in the basement, bedrooms, kitchen, and garage.
- New exterior lighting.
- Added code-required mast clamp to meter mast and bonding of gas line.

Garage Improvements

- Garage cleaned out and painted with primer.
- New automatic garage door opener installed.
- Minor drywall repairs completed.

Exterior Improvements

- Landscaping cleanup: trimmed trees and bushes, refreshed mulch.
- Tuck-pointed step cracking.
- Downspout extensions added to all gutters.
- Repaired pipe boot on roof. (Your scope mentions "replace pipe boot," but no other roof work.)
- Added missing screen to the kitchen window.

Inspection Report Repairs Completed

- Fixed leaking faucet.
- Corrected water heater exhaust pipe slope.
- Installed new furnace filter.
- Installed GFCI in garage.