

1689 Lakeshore Updates list

Demo/Cleanout:

- Cleanout garage and ADU
- Cleanout main house and basement
- Demo Kitchen cabinets and floor
- Demo ADU kitchenette
- Cutout walls and ceilings to access plumbing & electrical
- Cut & grind several trees and bushes
- Remove dog run wire fence

HVAC:

- Replace 2 HVAC units in main house
- Update all registers, vents and returns.
- Add mini split unit in ADU

Plumbing:

- Replace septic system and sewer line (tie in ADU sewer line)
- Repipe main house and ADU (32 drops)
- Repair leak in upstairs pink bathroom
- Evaluate & repair waste piping on 2nd floor and in basement
- Raise shower head in pink bathroom
- Add shower head in other bathroom
- Replace all toilets and vanities
- Replace all hose faucets
- Install overflow pipe at water heater
- Repair leaking kitchen sink drain

Electrical:

- Bury main service line under driveway to utility pole.
- Replace main panel cover at side of house.
- Replace subpanel in basement
- Add new subpanel and wiring at ADU
- Cleanup existing old wiring and remove/replace exposed wiring throughout
- Add new lines (high and low voltage) for air handlers in basement and attic
- Add 240 line for wall oven near fridge
- Add line at cooktop for hood
- Upgrade all outlets and switches. GFCI all wet areas.
- Replace all fans and lights
- Add ceiling lights in kitchen

Roof & Gutters:

- Replace roof at detached garage
- Replace all gutters at main house and garage
- Add kickout flashing at front of house over porch

Windows & Doors:

- Replace all 42 windows
- Sand and paint all window frames. Repair/replace as needed
- Replace laundry room door
- Add front porch door
- Restore and Refinish all other doors and door hardware

Drywall/Plaster:

- Repair damaged ceiling plaster throughout house
- Repair/replace plaster from cutouts for electrical and plumbing
- Prep all interior walls and trim for paint
- Replace paneling in laundry room with drywall

Framing & Woodwork:

- Remove & replace wood rot siding and trim at Laundry room
- Remove and replace all wood rot on main house and garage
- Repair entryway porch

Paint Interior:

- Cover all floor surfaces
- Strip and restain all interior doors
- Strip and restain stair handrail
- Prep and paint ceilings, walls, baseboards and trim

Paint Exterior:

- Soft wash exterior brick
- Paint all exterior wood trim & stucco

Flooring:

- Restore and refinish all original oak wood floors
- Restore and refinish all tile floors in wet areas
- Retile tile upstairs bathroom floor
- Retile both fireplaces
- Tile/vinyl Kitchen floor

Stairs:

- Remove carpet and linoleum
- Refinish stair treads
- Replace and stain handrail and ballusters
- Replace wrought iron spindles

Kitchen:

- Demo and prep for new kitchen
- Add new wiring and outlets for appliances
- Install new 42 inch custom cabinets
- Install new quartz countertops
- Install new appliances, cooktop and range hood
- Install tile backsplash
- Remove floor covering in kitchen and laundry

- Install 250 sqft LVP in kitchen and laundry
- Update lighting

Bathrooms:

- Replace all supply valves and lines
- Repair/replace drain lines as needed
- Replace 3 wall mount vanities
- Replace all 3 toilets
- Paint wall tile and tub in pink bathroom
- Paint tub in 2nd bathroom
- Paint tub in ADU
- Raise shower head in pink bathroom
- Demo & retile floor in pink bathroom
- Install wall tile around tub in 2nd bathroom
- Refinish tile floors in all bathrooms

ADU:

- Cleanout & demo
- Reconnect power and water lines
- Remove carpet and refinish floors
- Paint all interior
- Add kitchenette
- Add window unit or mini split
- Update outlets, lighting, switches

Trees & Landscaping:

- Remove several large trees and bushes around house
- Remove dog run fence
- Remove old sprinkler pipes
- Trim weeds and trees at lakefront property line (150 ft)
- Install new sod entire yard
- Install new plants, bushes and trees

Drive & walkways:

- Remove old driveway and pathways
- Install new driveway and pathways

Miscellaneous:

- Install new dock
- Attach bulkhead door
- Install Sentricon Termite Bait System with transferable warranty