

## CUSTOM FEATURES

# 255 EDMOND

## Bloomfield

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### HOME IMPROVEMENTS

#### OVERALL:

1. New Pergo flooring throughout the first and second floors.
2. New paint throughout the interior of the house.
3. New stainless steel kitchen appliances.
4. Painted the kitchen cabinets and installed new hardware.
5. Installed new butcher block countertops
6. Installed new kitchen sink with new disposal.
7. Installed and housed a new cooktop vent.
8. Second floor bathroom re-do: corrected plumbing issues; installed new porcelain flooring; pedestal sink; medicine cabinet; new acrylic clawfoot tub with new oil rubbed bronze fixtures.
9. Cosmetically modified second floor fireplaces. Opened the primary bedroom fireplace which had been closed with a wooden panel. Decorative finishes done to each fireplace.
10. Tile front placed on the opening of the dining room fireplace.
11. Valor gas fireplace insert placed in the den on the first floor.
12. Extensive trim work was completed to the flooring throughout the first and second levels. High-end, hardwood, quarter round moulding was used.
13. Exterior was pressure washed.
14. Basement was pressure washed, walls parged, and top coated with dry-lock paint. Basement floor painted. New utility sink installed and new light fixtures.
15. Basement crawl space underneath the kitchen was cleaned with bleach; all old insulation removed and replaced.
16. Front deck removed from the home, exposing the original concrete steps.
17. Front steps clad with wood and new wrought iron railings installed.
18. New front porch light installed.
19. Window boxes and exterior shutters were added.
20. Existing gutter removed and replaced at front corner of the home. The old gutter was unsightly and was placed at an odd angle, disrupting the visual aesthetic of the home.

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21. Box gutter in front of the home was professionally scraped, cleaned and repainted.
22. Rear gutter was reconnected to the old drain. This had to be dug up, cleaned out, and reconnected. A long gutter running down the side of the home was removed. This had been the solution from a previous owner that was not the correct way to solve the problem.
23. Rear decking installed and stained.
24. New front door professionally installed and properly fitted to the home.
25. New (person) garage door placed.
26. Existing garage door serviced, spring replaced, and track adjustments were made, correcting a problem. Warranty given on work.
27. Extensive caulking and waterproofing done to the garage. Garage fascia replaced.
28. Garage roof recoated.
29. Electric service line from home to garage replaced and buried. Exterior electrical outlet placed near decking with the eventual plans to add landscape lighting.
30. Extensive landscaping performed and sod added.
31. Stairway leading from second to third floor was made sound and new carpeting was placed on the treads.
32. New runner was placed on the stairway from first to second floor.
33. Carpeting was removed on the third floor; walls, ceilings and trim were painted, hardwood flooring was exposed and given a coat of paint.
34. New light fixtures were installed on the third floor. MOST light fixtures have been replaced throughout the home. The only exceptions being existing ceiling fans.
35. Third floor bathroom was refreshed with paint and a new vanity. Shower walls were removed and replaced with FRP board, new shower rod system, and a rain head fixture placed.
36. Humidifier system (Aprilaire) placed on the furnace.
37. Installed Honeywell Dual Zone Wifi Thermostat
38. HVAC system was inspected and is under a service plan. Compressor capacitor replaced HVAC transformer replaced.
39. Ring alarm system with cameras installed.

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40. Basement landing and the stairway was patched, painted and a light fixture was wired and installed for the area.
41. Panel moulding added to the entry hallway.
42. New flooring was placed at the entryway and house numbers added to the front door window transom.
43. Decorative awning added to the kitchen window.
44. Washing machine outlet with valves added to basement plumbing - washer originally drained into the old utility sink.
45. New Schlage keypad locks installed on the front door, rear kitchen door and garage door.
46. Window blinds installed: total of 7 blinds placed - 2 @ dining room, 2 @ kitchen, 1 @ second floor flex room (study), 2 @ third floor windows.

**Grand total:** \$73,690.71 - This reflects all parts and labor

#### Highlights:

1. Valor gas insert - \$6500
2. Garage roof recoating - \$4900
3. Decking - \$2975
4. Landscaping - \$831
5. Gutter cleaning, painting, repair, replacement - \$1500
6. Kitchen appliances - \$3589
7. Clawfoot tub and parts - \$1254
8. Flooring - \$3947
9. Basement parging - \$3000
10. Front door and garage (people) door installation - \$1100 - just labor charges
11. Aprilaire humidifier - \$850
12. Garage door repairs and service - \$1049