

UPGRADES
3004 Tyler St., Dayton

- House and shop all LED lighting
- Driveway and shop 6" slab with 30" beams throughout all over, 14" squares with rebar
- Added stairs and attic to shop
- Pipe under driveway for easy crossover for electric
- Added additional patio off back porch to meet laundry room back door
- 100 loads of topsoil & 99 loads of clay brought in to build the house
- installed all 20 mil plastic under all concrete to stop sweating
- Installed stamped concrete walk from driveway to house
- Outside lighting for lighting on both stone column poles
- Light on street pole we had installed via Entergy that we pay a small monthly fee.
- All copper wire not aluminum to house and shop
- Added electrical outlets in both his and her closets in master bathroom
- \$10,000 indoor shutters
- Installed gutters around home
- AC to 6 ton Goodman
- Placed water and electrical on all 4 sides of home
- Extra \$1,500 to place all metal and lead vents on roof
- Log or Gas fireplace
- All handicap accessible throughout home with handrails in showers and seat in master bath shower
- 3 clean outs throughout home
- All rooms to have switch for fans with lights
- Removed 1/2 bath to have extra pantry or storage instead
- Full shower in laundry room
- Rollout insulation to all exterior and interior walls and attic (no blown insulation)
- Hand nailed roof
- Custom tile
- Receptacles to all walls
- Electrical box to supply shop
- All hot/cold water lines to a manifold in laundry room, no fittings in attic or wall
- Hot water heater to laundry room to take out of attic
- Relocated all bedrooms and baths to North side of home due to heat.
- Rollout easy clean windows double pane
- Hurricane straps on exterior and interior walls
- Precut plywood for all windows for hurricanes
- Added stone to fireplace to go all the way up to ceiling
- Stone under bar
- Stone halfway up pole on back patio
- Stone mailbox
- Master bath tub/shower, upgraded secondary bathroom to large shower only
- Master bathroom and secondary bathroom added tile inserts for accessories



- Upgraded ceiling in some rooms
- Installed some wood flooring in attic
- Took weatherheads off roof and installed underground for power source
- All AC ducting lifted and hung in attic, -Upgraded to one AC with two thermostats, all wireless accessible
- Added 4 concrete pads around home for water hose racks
- Added electrical outlet to the island in kitchen
 - some interior furnishings are for sale.

Authentisign
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08/19/25