



2027 Grand Ave (Grand Oak House)

ELECTRICAL

- Electrical panel installed in the interior of the house out of the elements
- House upgraded with a 240V 200amp Panel
- Outdoor 200 amp Disconnect installed outside the home to ensure proper shutoff to entire home from
- New hardwired Fire alarms with gas detector alarms that communicate to each other alarm installed throughout the house in each room except the kitchen. There even one installed in the security room closet
- IG (Orange) outlets were installed throughout the house to protect Sensitive Electronics such as TV's, Security Cameras, Media Devices, etc.
- Security spotlights light up entire side yard.
- Replaced and added numerous receptacles and switches throughout house
- 240V wiring and plug was installed for a possible Electric Dryer
- Two separate dedicated outlets were installed for each HVAC/Furances
- Installed new outdoor Disconnects for each HVAC Compressors and ran new flex to units
- A new Duplex Outlet was installed for a freezer and refrigerator with each having its own dedicated circuit.
- LED lighting installed throughout the house including chandeliers, fans, and recess lights
- Study, back two bedroom, master, living room and study all have 3 wire installed for a future fan with its own dedicated switch.
- Recess lights installed in Living Room with dimmer switch
- Recess lights installed in Dining Room with dimmer switch
- Recess lights installed in Study with dimmer Switch
- Recess lights installed on Porch and Side Screened Porch with dimmer switch
- Recess lights installed in each of the back rooms with dimmer switches
- Freeze protection switch with an outlet was installed for a future freeze protection project with a red light indicator that the circuit is powered up.
- Security Closet & back NE Bedroom closets have lighting
- Outdoor receptacles were installed on the front porch and side screen porch area
- Electrical panel labeled with stickers to identify each area as updated.

PLUMBING

- New decorative style elongated toilet installed in back restroom
- New Black Natural Gas Pipe was installed in the Open space between the two bedrooms to accommodate Dryer
- New Electric water heater installed
- 1 1/4" copper was installed from the front of the home with a new secondary shutoff water valve
- 1 1/4 copper pipe was installed throughout the house and it tappers down to 1/2", 3/4" and 1" copper pipe
- All of the copper pipes feed to new Pex piping then that feeds all the way to the locations directly under the fixtures for bathrooms, kitchen and washer
- 6 outdoor water valves were installed and feed all sides of the house.
- Hot water valve installed at the back outside of the house
- Middle bathroom sink valve was replaced
- New water valves to center (Mud Room) Shower
- Water connections, Drain pipes were installed in back room for a washer.
- A new Dryer vent was installed in the back room that feeds to the backyard outside

Well equipment was purchased but not installed, pump is left in the air filter closet
-Freeze protection switch with an outlet was installed for a future freeze protection project with a red light indicator that the circuit is powered up.

FLOORING

-New flooring installed in Utility Room and Larger Back Room (NW corner bedroom) and Back restroom
-Front porch wooden flooring repaired in a few locations

SECURITY

-Security cameras of Perimeter of the Home installed with possible access to cameras using Swann app and setting up device and having your own cell phone service.
-Ring Doorbell and outdoor security camera, with possible access to cameras using Ring app and setting up device and having your own cell phone service which has a annual or monthly fee.

NETWORKING/CABLE/TV

-Security Closet has multiple Hardwire network wiring coming from study. The back two bedrooms each have network wire in 4 locations.
-Hardwire network wiring at the study has numerous wires going to the Security closet and the Master and dining room and hallway
-An HD antenna was installed in the attic and feeds down to the master, and living room
-TVs in Living Room, Hallway(above middle door), back two bedrooms, Master Bedroom, Outside Security Closet HDMI all have access to wires to the Security Closet to possibly have Media Source Viewable in all those areas.

HVAC/FURNACE

-A few registers for the HVAC were replaced.
-Two WiFi enabled thermostats
-Repaired the back unit and front unit Furnaces
-Back HVAC Unit Return air Duct was replaced
-Two separate dedicated outlets were installed for each HVAC/Furnaces

GENERAL

Re-structured Pantry and turned into a Utility Room with Electrical Panel and closed off the back bedroom to have a larger Kitchen space.
-Installed a new arm rail at the Back Door Steps
-Repair front Gutters and downspouts
-Replaced old wooden fence for house backyard with hog wire fencing and t-posts
Re-enforced side backyard fencing with hog wire fences and t-posts
-Kwikset door lock with Smartkey Security Technology to change keys without having to buy new lock for front door.
-Termite Stakes were installed around the perimeter of the house to help protect the home and front Oak Tree
-Professional grade insecticide was sprayed throughout the house and back Storage building
Trimmed and cleaned up overgrown vegetation around the house and property
-Kwikset door locks with Smartkey Security Technology to change keys without having to buy new locks for entire house.
-New insulation was installed for the walls
-New insulation was installed for the attic
-New insulation was installed for underneath the house

-Numerous boards were repaired for the walls throught out the house and used to install insulation

using torque screws

-Screen Porch screen has been replaced from previous damage

-A few white pickets were replaced or repaired throughout the years

-Land clearing in the back pasture and side pasture

-Add numerous fruit trees on side pasture