

# 2051 N Bissell

## SPECIFICATIONS, FINISHES AND UPGRADES

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### GENERAL

- Hired contractor to repair leak in family room and ceiling. July 2019
- Plumber determined source of leak in dining room and installed new main piping to replace defective pipe.
- Air ducts, fireplace flus & dryer vent cleaned August, 2019
- Sub-Zero inspected and refurbished, July, 2019
- New thermal windows for front and side 2<sup>nd</sup> floor bedrooms and dining room, July 2019
- Paint/Lacquer kitchen cabinets and install new hardware.
- Install solid core hinged doors on first floor and main doors on 2<sup>nd</sup>, as well as master vanity area bi-fold doors, along with new hardware.
- Painted Exterior front, back and portion of side exterior trim and fish scales
- Painted most of interior of house.
- Sanded, stained, and coated interior hardwood floors (except under pieces not generally moved)
- Most all of interior (except where owner currently stores items) in August, 2019
  
- (Additional Notes: 1. Plumbing stubbed out behind refrigerators in the front basement area, the new owner, if desired, can easily add a wet bar, sink, cabinets. 2. New furnaces installed in the last approximately 5 years, as well as one new condenser, installed. 3. Termite protection has been in force since the owner purchased and is assignable if the new owner notifies Terminix and continues payments. 4. New Cedar fence installed and stained within the last three years.

### PATIO

- Repaired Fountain
- Painted part of garage to match house fish scales

### ENTRY

- Installed LED lights in all main can lights both at entry and throughout interior.

### KITCHEN AND FAMILY AREA

- Installed new backsplash
- Installed new chandelier
- Installed new Miele Dishwasher
- SubZero, as noted, inspected, had new parts, as needed, installed and cleaned.

## MASTER BEDROOM

- New Master Vanity, Mirrors, and Lighting (including in the toilet/shower area) installed

## 2<sup>ND</sup> FLOOR GUEST BATHROOM

- Gutted bathroom, new Kohler Acrylic Soaking Tub (extra deep), tile, flooring, vanity and lighting (retaining solely the existing Kohler toilet).

## BASEMENT

- Inspected and One Crack Repaired by injection. (August, 2019) Quote was provided for additional work if ever becomes useful; not deemed necessary when inspected.

## TOP FLOOR

- Replaced one Velux skylight and had other inspected and cleaned.

## OUTSIDE - GENERAL

- Additional landscaping installed (August, 2019)
- Front Steps (Ipe steps and posts and stainless steel bolts/washers) Stained