

REPAIRS COMPLETED TO 1708 RANNOCH TRACE SINCE PURCHASE

- 1. Extensive leak detection study throughout whole house completed**
- 2. Replaced all exterior parts & lines of sprinkler systems**
- 3. Replaced concrete in Sitting room, livingroom & masterbedroom
Rebar was installed to attach to new concrete to existing and wire
Mesh was added to floor before pouring.**
- 4. Some concrete was replaced in master bath & hall to master bdr.**
- 5. Garage floor was repainted**
- 6. Garage walls & ceiling were repainted**
- 7. Garage door openers were replaced**
- 8. Livingroom windows were replaced—all 3 large sets**
- 9. Master bath remodeled-new shower, tub, sinks, sink fixtures, tile
and new granite counter tops installed.**
- 10. Most of all Interior walls repainted**
- 11. New toilets installed in all bathrooms**
- 12. New sink & sink fixtures installed in hall bathroom**
- 13. New stovetop installed in Kitchen**
- 14. All appliances in Kitchen & bar area were certified to be working**
- 15. Sink fixtures in all bathrooms replaced—Not in upstairs showers tho**
- 16. New exterior outlets installed—All certified by electrician**
- 17. All interior outlets certified working**
- 18. All Decking boards and deck railings replaced on Deck**
- 19. Deck was removed from being secured to house to stand on own
To relieve any potential pressure on house**
- 20. At least 7 NEW deck support poles were installed deep in the ground**
- 21. Roof inspected & certified by roofing company & home inspectors**
- 22. Exterior garage door lights were recently replaced**
- 23. Old landscaping removed & replaced**
- 24. Utility room remodeled & repainted**
- 25. Hardwood flooring in kitchen, sitting area, formal dining room &
Hallway was replaced or repaired and refinished.**
- 26. Old outdated fireplace insert in sitting area removed, window added
and area was reconfigured with better support underneath.**
- 27. New ceiling fans in master bedroom & livingroom**
- 28. Most recessed lighting in whole house replaced with new modern**

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- 28. New Carpet: master bedroom/office/livingroom/2 upstairs bedrooms**
- 29. Carpet cleaned: upstairs hallway/staircase/bonus room/1 bedroom**
- 30. All windows latches repaired or certified that are in working order**
- 31. Both fire places retiled**
- 32. Gas fixture installed in rear exterior for gas grilling option**
- 33. Exterior door handles & locking mechanism replaced**
- 34. Interior door handles replaced**
- 35. New light fixture installed in master closet**
- 36. New paint throughout house**
- 37. Some exterior wood framing above formal dining room window,
Above and around master bedroom exterior door & around garage
doors were replaced due to rotting wood.**
- 38. All appliances in kitchen & bar were checked & certified working**
- 39. New flanged replaced on roof above kitchen area**
- 40. New water lines replaced in jack & jill bathroom**
- 41. Stucco on 2nd floor back of house repaired**
- 42. Pressure relief valved installed in water heater upstairs. Both
Water heaters were certified as working by professional.**
- 43. All brick on backside of house was removed to alleviate any potential
Pressure on house from weight of brick on top & bottom of house and
House was rewrapped & new siding was installed.**
- 44. French drain was inspected during leak detection study-its fine**
- 45. Dirt sample was captured during concrete removal—it was fine**
- 46. Peers previous installed were checked, adjusted and certified as to
Be working & holding foundation correctly**
- 47. Structural engineer was consulted and hired to work directly with the
company, Mr. Stucco, to install a support system consisting of steel
support beams and 2x6 screwed directly into foundation to prevent
the house from moving. The house has been inspected by the
engineer, the owner of Mr. Stucco who installed the support system,
and the owner of the foundation company, Power Lift 1 year after work
was completed and all certified that the house had not moved.**
- 48. We are sure we have forgotten a few things we have done to house.**