

# 11323 SW Capitol Highway

## Upgrade List

### Complete electrical overhaul and upgrade:

additional outlets in almost every room (including new outlets in several rooms that didn't have any)

new 12ga Romex to almost all outlets (only the downstairs bedroom has original outlets and wiring, but it's more modern than the cloth-wrapped stuff that the rest of the house had)

upgraded and updated lighting in all rooms - mostly dimmable, color-adjustable LED "cans"

all bedroom lighting is on dimmers

living room lighting is entirely new (I guess they didn't invent overhead lighting until after the war), and is on three-way switches

exterior awning lights are new

"Christmas light" outlets under eaves are new and wifi-enabled

3 hardwired wifi cameras under eaves, including a panning camera with spotlight over the parking area (all Eufy brand, for better or worse)

Eufy wifi doorbell

Nest thermostat

basement lighting is entirely new - LED fixtures plugged into switchable outlets

### Exterior:

I suspect the roof was brand new when I moved in 2018

chimney removed (it was mostly standing up out of habit, I believe)

new exterior paint throughout

French drain added along east wall where water intrusion had occurred

gutter drain piping ran parallel with French drain

west wall gutters trenched to daylight away from the house

mailbox was hand-painted and lettered

blackberries in yard largely under control

repairs made to floor of garage

## **Interior:**

new paint throughout

## **Bathroom:**

extant bathroom

new toilet

new shower hardware

new light with exhaust fan (and new ducting for exhaust fan)

new LVP floors

new GFCI outlets added (no outlets in bathroom previously)

## **Kitchen:**

new exhaust hood

new lower cabinets along sink (east wall)

new sink/faucet

new cabinet hardware throughout

new lighting, switches relocated

new stove wiring

new outlets added/old outlets replaced (no outlets above counters previously; all outlets are now on GFCIs and on two separate breakers, per code)

new LVP floors

existing, single-pane windows reglazed (throughout house where not replaced)

## **Basement:**

some new PEX feedwater plumbing (to kitchen sink, water heater, basement sink, washing machine, dishwasher)

new expansion tank

new water hammer arrestor

new isolation valves (you find out the hard way when you don't have them)

water heater relocated away from electrical panel; new pan, new earthquake restraints, new wiring

house framing levelled and reinforced with Strong-Tie bracketry and fasteners

window replaced with dual pane

new high-efficiency Goodman gas furnace with A/C installed in 2018 (I think - will confirm exact date if needed), system was oversized before insulation was installed

walls painted with Dry-lok masonry sealant paint

new utility sink

newer washer and dryer (manufactured within last five years perhaps - I can also verify age)

water heater rebuilt with new heating elements and thermostat - can verify dates

spare parts for HVAC and water heater included

#### **Main Level Bedroom:**

significant improvements to comfort vis-a-vis road noise and temperature stability

blow-in insulation added to walls

new dual-pane windows

new LVP floors

new ceiling fan

new overhead lighting

second-story walls and ceiling included in the closed-cell spray foaming

ceilings could be readily vaulted

no new outlets added to this room - wiring is "original" in that it's how I found it, but it has early Romex in it, not cloth-wrapped or knob and tube

closed-cell spray foam insulation put in upstairs from eaves to soffits; huge improvement to audible exterior noise and thermal stability upstairs (roughly \$15k)

## **Upstairs bedrooms and hallway:**

- stud-up remodel

new 3/4" OSB subfloors, glued and screwed down to prevent squeaks

large crawlspace along west wall accessed from hallway for storage

new switched outlets in crawlspace for lighting, etc.

new lights in hallway with nightlight feature, dimmer, adjustable light temperature, 3-way switch at each bedroom door and bottom of stairs

new outlet in hallway

new fan/light in hallway (no HVAC return ducting on second story - intent is to blow heat down, if necessary)

kitchen exhaust hood ducted to exterior

capped exterior duct for future upstairs bathroom exhaust fan

new doors on bedrooms and unfinished future bathroom area

all new drywall - doubled up for sound attenuation around unfinished future bathroom

new carpet and pad

new paint

north bedroom-specific work

knee walls expanded

additional outlets (twice as many required by code)

access hatch to east wall crawlspace

south bedroom-specific work

ceiling vaulted

built-in closets added (previous closet sacrificed for future bathroom)

additional outlets