

NEST REALTY

30 Weston | Features & Improvements

- New 40-Year Warrantied metal roof: 26 gauge Tuff-Rib, Bronze color, premium metal screws, snow guard. All
- Complete electrical update: all new wiring throughout house, new service panel & mast, new 200 amp breaker panel.
- New electrical & light fixtures installed throughout the house: dimmable, recessed & pendant lights, ceiling fans, switches, receptacles, smoke/co2 detectors, motion-activated flood lights and receptacles on exterior.
- Complete plumbing update throughout house and main line to city connection at road.
- New plumbing fixtures installed throughout the entire house: sinks, faucets, showers, tub, toilets, RHEEM 80 gal 10-year hybrid high efficiency electric water heater, stacked washer & dryer, outside spigot.
- New High-Efficiency, 10-year warrantied Carrier electric heat pump, new air handler, ductwork & registers throughout main area - new mini-split units installed in back bedrooms and basement.
- New 22-Mil LIFEPROOF Brand luxury vinyl plank flooring installed throughout the entire home, both main level and basement.
- New closed-cell spray foam insulation installed in basement rim joists and rear addition walls & ceiling. Batt insulation installed in floors and exterior walls. Cellulose insulation installed in attic.
- Basement area completely finished, full bathroom addition.
- Gravel-filled, geotextile fabric-protected drainage ditch installed along entire rear and french drains down sides of house for effective water control.
- New gravel installed in front and side parking areas and yard for low-maintenance.
- New 2x10 ceiling joists and extra support braces installed throughout attic for additional reinforcement.
- 5 new windows installed on main level in rear-addition.
- 4 new windows installed at basement level.
- All-new sheathing and metal roof on front deck.
- All-new sheathing and metal roof on rear addition.
- 3 new exterior doors installed.
- New interior doors installed throughout house.

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- 3 full, all-new bathrooms built and finished:
 - Bathroom 1 (main) - New: bathtub/shower with tiled walls, tiled floor, double vanity with vessel sinks, toilet, all-new matching oil-rubbed bronze fixtures.
 - Bathroom 2 (master bedroom) - New: shower with tiled walls, tiled floor, double vanity, toilet, all-new matching oil-rubbed bronze fixtures.
 - Bathroom 3 (finished basement) - New: shower, LVP floor, pedestal sink, toilet, all-new matching oil-rubbed bronze fixtures.
- New layer of waterproofing added to below-grade foundation walls down to the footer.
- New layer of stucco added to above grade foundation wall on all sides of house.
- New soffit & fascia built throughout perimeter of house.
- Complete exterior all-new caulk & paint with Sherwin Williams premium-line paint (Emerald).
- Deck Rebuild: New 2x10 added to lower and upper deck bands, old 4x4 posts removed and replaced with 6x6 posts, old hand rails removed and replaced, new cattle fencing added for aesthetic appeal and safety, new stain on all deck lumber for appearance and protection of wood.
- New, 40-year warrantied Smartside board & batten ceiling installed on front porch.
- All new kitchen: cabinets, butcher block countertops, island, shelves, LVP flooring. New Appliances: refrigerator, range, dishwasher, microwave.
- New spiral staircase installed to connect main level and basement.
- All new drywall walls & ceilings throughout, with some areas of original tongue & groove wood preserved and painted.
- All new interior paint on walls & ceilings - Sherwin Williams Emerald premium.
- New 8x16 ft storage shed built on-site with 50-year warrantied Smartside lap siding and 40-year warrantied 26 guage Tuff-Rib metal roof.
- New, treated-lumber fence installed along perimeter of yard at sides & rear.