

# 7 Timbershed Court

## Exterior

- Replaced mailboxes, custom built - 2019
- Resurfaced driveway with new 4-inch base and added 2 car parking pad - 2015
- Sealed driveway & added 1 motorcycle spot to parking pad - 2022
- Replaced front porch & doubled size with gray Azek decking - 2009
- Replaced roof with GAF Timberline 40-year shingles - 2005
- Replaced 4 custom skylights – 2005
- Built custom front (10x10) shed (matches house exterior) - 2006
- Amish built custom rear (8x8) shed (matches house exterior) – 2013
- Installed 22KW whole house Generac generator that has been serviced twice a year by Clinton Electric since installation – 2016 – present
- Installed underground 500-gallon propane tank (primarily for generator) - 2016
- Stone boulder steps/walkway installed on side of house - 2017
- Front yard, removed 4" depth of soil & replaced with new nutrient-based soil & landscaped to mitigate water dispersion- 2017
- Installed squirrel proof gable vent barrier in main attic- 2003
- Terminix exclusion service for all rodents, installed and maintained – 2016 -present
- Terminix quarterly pest service consistently since -2003 – present
- Gable vent exhaust fan installed with auto temp control – 2015
- Replaced attic insulation with Terminix blown in insulation to proper R-value - 2016
- CertainTeed “floating” composite siding installed overtop original cedar siding – 2008
- Added Bellastone on chimney & base of house - 2008
- Upgraded to 6" gutters & downspouts - 2008
- Leaf Filter, gutter guard system - 2008
- Replaced all exterior with matching LED light fixtures- 2008
- Installed LED landscape lights front and rear - 2010
- Replaced wrap around deck (rear/side) with Trex - 2014
- Installed 4 LED spotlights in front, side & rear of house - 2015
- Installed LED motion spotlights at parking pad & garage - 2015
- Installed LED landscape spotlights at parking pad - 2015
- Trane Xi16 two stage heat pump (outside compressor unit) installed - 2009
- Septic maintained every two years by Walsh Septic/Blevins service – 2002 - present
- BGE smart meter installed with monthly whole house surge guard protection – 2016
- DogWatch electric dog fence, installed in 2004, replaced entire property with thicker chew proof (groundhogs, moles) copper and new transmitter base - 2014
- Trees professionally arbores & maintained annually for health & safety - 2002 - present
- Replaced front & rear hose bib with frost free units – 2008
- Built custom Bluestone firepit with stainless steel weather cover & spark cover - 2020

## **Pool**

- Stone boulder steps/walkway installed in pool area & LongFence black pool fence- 2014
- Replaced side porch (pool area) with Azek decking - 2009
- Installed saltwater pool with LED light & full-size heat pump heater – 2014
- Custom safety cover with built in anchors in concrete decking – 2014
- Custom Blue Stone coping & tile accents on pool steps - 2014
- Replaced salt generator - 2017
- Replaced pool pump with energy efficient 2 stage pool pump - 2024
- Built custom screened porch with cedar timbers, Trex floor & new interior entry door into LR (was a window) – 2014
- Installed new exterior hose bib - 2014

## **Garage**

- Replaced garage door (Cloplay) and motorized Liftmaster system with exterior entry keypad – 2006
- Installed ceiling fan – 2010
- Relaced ceiling lights with LED - 2017
- Installed plywood floor to full size stand -up attic above garage – 2003
- Crawl space beneath garage (accessible through main room in basement), insulation system installed – 2016
- Installed full wall pegboard and hanging cabinets on two walls - 2008

## **Interior (whole house)**

- Replaced all interior & exterior lights with LED bulbs – 2008- present (see light bulb spreadsheet)
- Installed/replaced 6 ceiling fans throughout house with LED lights – 2008 - 2024
- Custom wood doors in every room with new matching black door hinges and knobs - 2024
- Maintained/replaced 1 window & casement hardware for Andersen windows throughout entire house – 2002 - present
- New LVP floor installed throughout house over top original 2¾” oak planks – 2013
- Replaced all smoke detectors with Kidde 10-year smart app enabled - 2024

## **Mudroom**

- ADT security system installed, currently service is turned off – 2004
- New LED light fixture installed – 2015
- Replaced garage entry door with proper fire rated door - 2016

## **Kitchen**

- Kitchen renovated with stainless steel KitchenAid double oven, refrigerator & dishwasher, Jenn-air down draft cooktop, double stainless-steel sink with garbage disposer, Carrera marble subway tile backsplash, glass tile mosaic & granite countertops. Also, created pass through to DR with matching granite countertop & stools – 2013
- Garbage disposal replaced – 2021
- Replaced (Gardenbox) window with matching Anderson casement – 2015
- Under cabinet LED puck lights with remote control and three light settings – 2024
- Ceiling light replacement to LED - 2020

## **Dining Room**

- DR installed chair rail molding, crown molding - 2010
- Installed new LED chandelier - 2020

## **Entryway**

- Solid wood front door with “speakeasy” installed – 2018
- Replaced chandelier with matching black LED fixture - 2024

## **Middle Floor Bathroom**

- 2<sup>nd</sup> floor hall bathroom renovated - Custom black toilet with matching granite countertop, new LED lights fixtures, exhaust fan/LED light and stainless-steel bowl sinks installed – 2011
- New blinds installed - 2024

## **Middle Floor Bedrooms**

- Replaced carpet, installed in both rooms – 2024
- Replaced ceiling fans with LED lights, installed in both rooms – 2024
- New blinds installed in both rooms – 2024
- LED light installed in walk-in closet- 2020

## **Living Room**

- Replaced living room slider with custom oak Andersen 3-panel low-E glass - 2015
- Wood burning fireplace, cleaned & seal-tite system installed with new chimney cap -2019
- Ceiling fan replaced/updated - 2018

## **Loft**

- Custom built-in bookshelves – 2002
- Ceiling fan replaced/updated - 2018
- Carpet replaced - 2013

## **Master Bedroom**

- Ceiling fan replaced/updated – 2010
- Carpet replaced – 2013
- Skylights tinted - 2024
- New blinds installed - 2024

## **Master Closet**

- Closet system replaced and added – 2024
- Barn door installed – 2024
- LED light installed - 2020

## **Master Bathroom**

- Full update down to studs, including replacing all subfloors – 2024
- Barn door installed – 2024
- New blinds installed - 2024

## **Basement Bathroom**

- New Kohler sink, waterfall faucet, pushbutton toilet, exhaust fan/LED light- 2011
- Showerhead replaced - 2024

## **Basement Main Room**

- Replaced woodstove insert and air blower with new one, new woodstove liner & woodstove chimney cap – 2019
- Replaced all ceiling with fire retardant 4x4 tiles throughout basement - 2017
- Replaced all ceiling light panels with 4x4 LED panels - 2017

## **Basement Back Room**

- Added ceiling with fire retardant 4x4 tiles throughout basement - 2017
- Added all ceiling light panels with 4x4 LED panels - 2017
- Built back room, with timber plank ceramic tile floor– 2017
- Replaced steel double door with built-in shades - 2018
- Radon mitigation system installed - 2003

## **Basement Pantry**

- Replaced well pump & installed new double sized water tank - 2016
- Rheem marathon lifetime hot water heater specific for well/septic, installed – 2006
- Heat pump heating element replaced - 2016
- LED lighting installed - 2017
- Trane Xi16 two stage heat pump (inside air blower unit) installed – 2009
- Campbell whole house water sediment filter system, maintained – 2002 - present