

6710 GLEN ROCK

EXTENSIVE RENOVATION & UPGRADE SUMMARY

\$160,570

SELLER-PROVIDED TOTAL VALUE OF UPGRADES

A comprehensive renovation touching the home's major systems, structure, finishes and exterior - designed to give buyers the benefit of substantial improvements already completed.

VALUE BREAKDOWN

Upgrade Category	Seller-Provided Value
Foundation repair & mud filling	\$2,000
Framing	\$6,000
Roof replacement	\$15,000
Plumbing	\$18,500
Electrical	\$15,000
HVAC work	\$11,000
Landscaping	\$6,500
Exterior work	\$24,600
Interior work	\$17,800
Trims & baseboards	\$6,200
Subflooring & flooring	\$9,000
Kitchen	\$14,100
Primary bathroom	\$7,000
Hall bathroom	\$6,000
Insulation	\$2,000
Seller's stated total value of upgrades	\$160,570

Seller-provided values and scope are reproduced from the supplied upgrade list. Buyers should independently verify condition, permits, warranties, remaining useful life, and any other matters important to their purchase decision.

WHAT BUYERS ARE GETTING

Major systems + structural work + modern finishes

MAJOR SYSTEMS

- **Roof:** replacement included removal of prior roofing materials, damaged decking replacement as needed, new drip edge, synthetic felt, ice/water protection, architectural shingles, ridge ventilation and static vents.
- **Plumbing:** supply lines replaced with PEX, under-slab plumbing replaced, plus new plumbing fixtures, faucets, dishwasher/disposal connections and gas-line modifications as needed.
- **Electrical:** entire house rewired, new electrical panel, AFCI protection in living/bedroom areas, GFCI protection in wet areas, and new electrical fixtures.
- **HVAC:** new ductwork, two new returns, new copper lines, drain pan, inside unit and condenser, plus duct blast testing for city inspection.

STRUCTURE & ENVELOPE

- **Foundation:** five internal piers and mud filling.
- **Framing:** back wall, both bathroom walls and portions of hallway framing addressed; ceiling joists in kitchen/garage sistered; rafters braced where needed.
- **Exterior:** window replacement (except office), masonry repairs, soffit/fascia work, exterior caulking and paint, patio/porch work, multiple exterior door improvements and fence completion.

INTERIOR & DESIGN

- **Kitchen:** shaker cabinetry, quartz countertops, subway tile backsplash, appliances and black hardware.
- **Bathrooms:** renovated primary and hall baths with new tile, vanities, fixtures, toilets, mirrors and shower/bath upgrades.
- **Interior:** shaker-style doors, substantial sheetrock work, texture, interior paint, new locks/stoppers, extensive baseboards/trim, closet and pantry racks.
- **Flooring:** floor leveling work and laminate flooring installation.
- **Insulation:** new attic insulation.

CURB APPEAL & SITE

- **Landscaping:** grading, grass seed, plants, mulch, metal edging and backyard tree work.
- **Entry/porches:** refinished front door, large-format tile at front porch and resurfaced back porch.

For buyers comparing homes, these improvements represent substantial work already completed across many of the highest-cost components of home ownership.

This marketing summary is based solely on the seller-provided upgrade list and is not a warranty or representation of current condition. Buyer should independently verify all information.