COMPASS

PROPERTY UPDATES & IMPROVEMENTS

**1001 W Bender Rd, Glendale**

EXTERIOR & ROOF

- Complete roof tear-off and replacement, down to the roof decking, with one layer of new shingles installed.
- Existing slope vents eliminated and replaced with ridge ventilation.
- New soffits installed.
- All new rain gutters installed.
- Complete replacement of exterior vinyl siding.
- New window flashing installed.
- Replacement windows installed, including a new kitchen bay window and two sets of corner windows. Window warranties included.

GARAGE & MUDROOM

- New overhead garage door purchased and installed.
- New walk-in garage door purchased and installed.
- Mudroom entry door opening modified to allow for equipment removal and replacement.
- Wall coverings were repaired following the work, and walls repainted.

INTERIOR PAINTING, WALLS & TRIM

- Living room walls and crown molding repainted.
- Entry hallway taken down to the wall studs, with new wall coverings installed.
- New baseboard and crown molding installed in the entry hallway.
- Walls repainted throughout most of the home.
- Crown molding was added in hallways and bedrooms, with the exception of one bedroom featuring black trim.
- Upstairs bathroom repainted with new baseboard molding.
- Handrail on staircase repaired.

FLOORING

- New luxury vinyl plank flooring installed in the entry hallway.
- New luxury vinyl plank flooring installed throughout the kitchen.
- New carpet installed on the staircase leading to the upper level.
- Replacement carpeting installed in all upstairs bedrooms previously featuring carpet, as well as the upstairs hallway and most closets.
- Luxury vinyl plank flooring retained in the room with the existing newer flooring.

LOWER-LEVEL BATHROOM
Complete renovation, including removal and replacement of the existing ceiling, flooring, and wall coverings.

- New luxury vinyl plank flooring.
- New lighting and exhaust fan.
- New GFCI outlet and light switch.

- New toilet.
- New vanity and mirror.
- New bathtub and tub surround.
- Window trim replaced and window repainted.

KITCHEN

- New luxury vinyl plank flooring.
- New bay window and two sets of corner windows installed.
- Kitchen walls and floor molding repainted.
- Newer dishwasher installed.
- Newer kitchen range installed.
- Stove , refrigerator, microwave, dishwasher (6-7 years old)

UPPER LEVEL

- New carpeting installed in all carpeted bedrooms, hallway, and most closets.
- Most rooms were repainted.
- Updated ceiling fixtures throughout, including new lighting fixtures and/or ceiling fan and lighting combinations.
- Hallways updated with new crown molding.
- Crown molding was added in bedrooms, with the exception of one bedroom featuring black trim.
- Upstairs bathroom repainted and new baseboard molding installed.

MECHANICAL

- The water heater is approximately 2.5 years old.

WINDOWS

- All three windows in the kitchen have been replaced. Warranties provided