1919 Q Avenue Updates

Main Floor

- Living Room
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Painted walls throughout
  - Installed ceiling fan
  - Changed outlets and switches to white
  - New light fixture in entryway
- Office
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Painted walls throughout
  - Changed outlets to white
- Laundry Room
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - New light fixtures above counter and center of room
- Half Bath
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Added plumbing, vanity, and mirror
  - Replaced old toilet
- Dining Room
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Painted walls throughout
  - New center light fixture
- Kitchen
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Painted walls throughout
  - New light fixture in breakfast nook
  - Properly wired in stove/microwave combo with 30AMP plug and outlet
  - New sink faucet
- Garage Entryway
  - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
  - Painted walls throughout
  - New light fixtures

Upstairs

- Bedroom 1 (East Room)
  - Removed lath and paster walls and ceilings
  - Removed cat destroyed floors
  - Exposed and sealed brick chimney
  - Removed wall between bedroom 1 and 2
  - Framed in new wall and closet
  - Replaced knob and tube electrical with romex
  - New wall insulation
  - Installed return HVAC
  - Installed new drywall throughout

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    - Textured whole room with orange peel
    - Installed custom trim
    - Primed and painted throughout
    - Installed new carpet
    - Installed closet organizer
    - New recessed lighting and ceiling fan
    - New closet doors
- Bedroom 2 (South Room)
    - Removed lath and paster walls and ceilings
    - Removed and saved hardwood floors
    - Removed wall between bedroom 1 and 2
    - Framed in new walls and walk-in closed
    - Replaced knob and tube electrical with romex
    - New wall insulation
    - Installed new drywall throughout
    - Textured whole room with orange peel
    - Installed custom trim
    - Primed and painted throughout
    - Installed new carpet
    - Installed closet organizer
    - New recessed lighting and ceiling fan
    - New closet doors
- Bedroom 3 (West Room)
    - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
    - Painted walls throughout
    - Replaced old carpet and installed new
    - New closet organizers
    - New ceiling vents
    - New trim and refinished closet doors to match
- Bathroom
    - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
    - Painted walls throughout
- Hallway / Staircase
    - Removed popcorn ceilings, textured in orange peel, primed and painted ceiling
    - Painted walls throughout
    - New light fixtures
    - Upgraded electrical from knob and tube to romex

Others

- New septic pump installed
- New attic insulation
- Sidewalk and drive foam jacked
- New roof and gutters
- Removed damaged chimney and capped off under roofline

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- All new windows and exterior doors in 2020 (not us but good selling point)
- Spraying for gravel dust annually
- New furnace blower motor in 2026
- New pasture fence and extension of backyard chain link
- Added gravel play / entertainment area to backyard

Estimated Cost: $112,000

- Refinishing off all ceilings on the main floor and upstairs: $15,000
- Painting throughout most of the main floor and all of upstairs: $5,000
- Remodel of three bedrooms: $50,000
- New roof, gutters, and removal of chimney: $33,000
- New Attic Insulation: $2,000
- New Septic pump: $1,000
- New Furnace Blower Motor: $1,300
- New Pasture Fence / Backyard Fence: $2,700
- New Backyard Entertainment Area: $2,000