PROPERTY IMPROVEMENT SUMMARY

316 E. Van Buren St.

Washington, Iowa 52353 | Prepared for listing review

More than a remodel - a professionally managed reconstruction from foundation to finish, including a new two-story addition, upgraded systems and comprehensive interior and exterior improvements.

STRUCTURE + EXTERIOR

- Permitted remodel with a **new two-story addition** under City permits 240370 and 250336.
- Rebuilt addition foundation with new footings, 4-foot and 8-foot concrete walls, Form-A-Drain, excavation and clean-gravel backfill.
- New 465-square-foot, 4-inch concrete basement floor in the addition area.
- Engineered first- and second-floor framing systems with designed window headers and load-transfer details.
- Completely new roof system, including new roof sheathing and finished roofing.
- New exterior siding, new garage door and a fully insulated garage.
- New Quaker Manchester windows with black exteriors and white interiors, Low-E argon-filled glass, bedroom egress casements, tempered bathroom glazing and an oversized living-room assembly.
- Final fill, grading and sitework completed around the property in 2026.

INTERIOR + SYSTEMS

- New furnace and air-conditioning installation with main trunk line from basement to attic, new lineset, flex runs, gas piping and furnace venting.
- Rough-in and trim-out plumbing completed, plus a new 50-gallon A. O. Smith electric water heater.
- Two updated bath/shower systems with matte-black Delta trim packages.
- Electrical remodel and service work completed under Iowa permit 25-7380; correction documentation was accepted and the inspection status was changed to **Pass** on July 3, 2025.
- New insulation installed to current code requirements throughout the renovated areas and garage.
- Passive, natural-draft radon mitigation system installed and ready for a future fan if testing indicates one is needed.
- Redesigned kitchen and dining area with new cabinetry and custom countertops by Granite Custom Design.
- Comprehensive interior finish work completed throughout the home.

2 STORY	PASS	50 GAL	LOW-E
NEW ADDITION	ELECTRICAL STATUS	NEW WATER HEATER	ARGON WINDOWS

Documentation available includes building permits, electrical inspection records, engineered framing plans and vendor invoices. This summary is for marketing coordination and is not a warranty, appraisal or substitute for required seller disclosures or buyer inspections.