



Farms & Estates Realty, Inc.  
Home Updates &

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**1105 Old Thompson Avenue**

- 1) New 30-year architectural shingles on house and garage. New flashing in all areas needed. Peel & stick underlayment.
- 2) Chimney cleaned and debris removed from firebox. Top cap attached.
- 3) New T-111 siding on garage and flashing as needed. Primed and painted.
- 4) 100-amp service to garage on separate meter by previous owner.
- 5) New deck and deck framing at rear of house.
- 6) Upgraded windows. Dual pane, thermo insulated. Double hung and storm windows by previous owner
- 7) Plumbing under house was previously upgraded to pex water lines and PVC drain lines. All shut offs have been replaced.
- 8) New scratch and dent Samsung fridge and gas stove. Dishwasher self opens after completed wash cycle. Microwave is vented through the roof.
- 9) Flooring is 12 mil laminate floating floor with 30 pound felt and 6 mil plastic installed.
- 10) All new paint.
- 11) Both bathrooms: New vanities, sinks and faucets. Master has granite top. New tile flooring. Master bath has tiled shower and glass sliding door.
- 12) New 3-ton A/C with full gas heat system. 5-year limited warranty by manufacturer.
- 13) Fireplace has wood burning box that was installed by the previous owner. Used for heating.
- 14) Kitchen has new cabinets with shaker style doors. Granite counter tops and backsplash.
- 15) 40-gal gas water heater.
- 16) New service & breaker panel.
- 17) New switches and plugs.
- 18) R-30 blown in insulation in all of attic.
- 19) Pull down attic stairs with zip-up weather seal.
- 20) New ceiling fans & lighting inside & out.
- 21) Backyard fire pit.
- 22) Laundry room ready for washer/dryer. Ready for gas or electric dryer.
- 23) Barn door entrance to master bedroom. Bonus room off master bedroom can be used as an office space or baby's bedroom.
- 24) Walk-in closet in master.
- 25) Easy to maintain vinyl siding on house. Board and batt around back deck.
- 26) Columns are wrapped with Mirtec trim for no rot.
- 27) Detached 930 square foot garage with approximately 10' ceilings. Previous owner ran his business from garage.
- 28) Termite treatment around all exterior of house and garage and under house with Thermidor. Contract is transferrable.