

All interior outlets replaced

- Outlets have child protection built in

All windows replaced with Marvin double-paned windows.

- Patio doors also replaced with double paned, but done separately during the deck remodel project.
- Exterior angled trim in front windows re-built.

Networking for multi-zone wi-fi

- All wiring runs to office
- Jacks located in:
 - Living room wall
 - Living room ceiling
 - Back bedrooms ceiling
 - Basement

Back Deck + Expanded (3-panel) Patio Door

- Work done by CG&S
- Original deck was uncovered, all wood (with various spots of rot) and had a smaller footprint.
- Stairwell down was redesigned to include larger concrete landing.
- New footprint expanded by 4 feet.
- Deck roof connects to original house roof.
- Decking is composite for easier (i.e. none) maintenance.
- Rails are custom-built steel.
- Top-rail is lpe wood.
- Light fixtures added to each exterior door.
- 3 exterior outlets added.
- 1 outlet added below deck for relocated sprinkler control unit.
- Ceiling has a soffit ceiling and is wired for two electrical fans.
- All work was fully permitted and approved by structural engineers.
- Patio door is Marvin. Expanded from original 2-panel door to centered 3-panel door.

Back Patio + Basement Patio Door

- Work done by CG&S
- Pavers are limestone
- Retaining wall also limestone
- Patio door is Marvin

Living room roof reinforcement + lighting

- Work done by CG&S
- In designing the back deck, structural engineers noticed that living room vault was not well supported.
- Ceiling dry-wall removed
- All joists re-inforced.
- Insulation replaced with closed cell spray-foam.
- Dry-wall replaced.
- Recessed lighting installed

Basement Lighting

- Expanded lighting from 1 overhead light to 6 recessed ceiling lights.

Backyard Hardscaping, Turf, added Sprinkler Zones

- 3 sprinkler zones added
 - Mulch areas
 - Trees
 - Additional zone in far size of yard (the idea was to use it to irrigate raised beds we considered building).
- The non-tree sprinkler zones do not have hosing run yet from their main outlet pipes (white pvc poking up at points in backyard).
- Turf with layer of padding added.
- Full redesign of backyard drainage.
 - “Dry-creek” river rock bed built down side and along full back fence to capture/route water.
 - 3 outlet drain boxes for captured water
 - 1 captures rain from front/back side gutters
 - 1 captures water from back gutter + rain chain
 - 1 captures water routed from carport trench
- Limestone pavers and mulch zone added to create path down from deck stairs to turf zone.

Master bath drain replaced/re-built

- Done to address leak in drain. (no damage from leaks observed).

Water heater replaced

- Replaced with same style / size as previous heater.

Roof “skylight” hole closest to front door removed.

- Work done by CG&S
- Provides better protection of door and threshold from rain.
- Creates area covered from rain in front of door.