

COMPLETE REMODEL

17 ARROW AVE, CODY, WY 82414

PROPERTY EXTERIOR

Removed 117 dead Russian Olive and Pine trees.

Removed dilapidated buildings, sheds, fencing, old irrigation pipe and satellite dish

Undergrounded new electrical line from power pole to house

Upgraded all electrical hookups.

Removed all trash and re-rocked driveways.

Removed all broken concrete around the house and shop and poured new walkways, porches and steps - code compliant and reinforced concrete all areas.

Installed solar lights on front house walkway and on shop entrances

Repaired fencing

Secured commitment by YRA to repair their fence along back (WEST) side of property

SHOP

Removed all three broken windows and installed new vinyl XO windows

Removed old door and installed new metal clad door and hardware

Installed new electric roll-up garage door.

Provided new preventative maintenance on shop heater.

Removed all miscellaneous electrical appliances, hookup, etc.

Leveled floor for code compliant passage door installation.

Installed new gutters and downspouts

HOUSE

Whole house

Ran new electrical hookups, plugs, switches, lights – all code compliant

Replaced all lighting with LED lights

Repainted (2) coats paint all surfaces. Bathrooms and kitchen semi-gloss, all other satin/eggshell sheen. **[Ceilings - Swiss Coffee; Walls – Navajo White]**

New molded “Cheyenne” Doors and brushed nickel hardware throughout.

Reinstalled boiler system heating cores and covers throughout entire house, main floor and basement

Installed new gutters and downspouts

Installed smoke alarms (all rooms & hallways) and carbon monoxide alarm (Dining room)

Entry Way (Main Floor)

Installed Recessed lights

Installed new switches

Created coat closet.

Installed LVT flooring

Replaced side-lite glass pane with safety glass.

Repaired and reinstalled/painted front door; added new hardware.

Kitchen (Main Floor)

Added "breakfast bar" with underneath storage and pull-out shelving

Added "Pantry" space and decorative glass door.

Rebuilt all cabinets with new facing and "Shaker" doors and panels. Cabinet additions over/next to fridge, next to stove, sink, dishwasher.

Added brushed nickel pulls and knobs to cabinet doors.

Recessed all kitchen lights.

Added accent light over "breakfast bar."

Added exhaust fan over stove

All new Quartz countertops with white ceramic tile backsplash

New *Ruvati* stainless steel sink and brushed nickel hardware.

Installed new LVT flooring.

Replaced subflooring in sink and dishwasher area.

Replaced old sink/dishwasher plumbing to main sewer.

Replaced/added new switches and plugs.

Living Room (Main Floor)

Sand blasted and cleaned fireplace.

Repaired fireplace insert; new glass and grate

Added outlet for fireplace insert

Installed all new switches and plugs

Installed ceiling fan/light

Replaced all broken window glass panes.

Removed all old wall board panels. Installed sheetrock in its place; taped/textured.

Installed carpeting and ½" premium pad.

Dining Room (Main Floor)

Installed all new switches and plugs

Installed ceiling fan/light

Replaced all broken window glass panes.

Removed all old wall board panels. Installed sheetrock in its place; taped/textured.

Installed LVT flooring

Installed 3 way plug for electronics on "breakfast bar."

Laundry Room (Main Floor)

Painted and rehung back O/S door and screen door with new brushed nickel hardware
Replaced subfloor in sink area.
Added new cabinets for sink with *Ruvati* stainless steel sink and faucet.
All new Quartz countertops with white ceramic tile backsplash
Added new cabinets over washer and dryer.
Added brushed nickel pulls and knobs to new Shaker cabinet doors.
Sheetrocked all walls; taped/textured
Installed built-in washer hot/cold water and sewer controls
Rewired electrical line to dryer - code compliant.
Installed in-wall exhaust for dryer.
Rewired breaker panel with new underground main line from Rocky Mountain Power.
Labeled all breakers.
Installed LVT flooring

Bathroom (Main Floor)

Replaced subfloor throughout and leveled floor.
Replaced tub and faucets.
Installed new plumbing, faucets, porcelano tile in tub area.
Installed new toilet and plumbing
Installed new vanity, Quartz top, faucets, mirror.
Installed new ceramic floor tile.
Repaired and built new supply closet behind tub control wall.
Installed new door to Master Bedroom
Replaced broken window glass panel with frosted glass.
Installed wall heater with timer.
Installed exhaust fan/light with timer.
Installed new plugs and light switches.

***NEW* ½ Bathroom (Main Floor)**

Created entire ½ bath out of excess storage area next to entrance to garage.
Added a "Sono-Toilet & Vanity", macerator flushing system.
Macerator is installed in the bottom of hall closet on other side of ½ bath.
Installed hot and cold plumbing for all fixtures.
Vanity has a Quartz countertop with fixed wall mirror and brushed nickel faucet.
Installed LVT flooring

Hallway (Main Floor)

Installed LVT flooring
New LED sconced lighting
New switches and plugs

Master Bedroom (Main Floor)

Installed carpet with ½" premium pad
Replaced all broken window glass panes
Installed light/fan fixture
New plugs/switches – code compliant
New door to master/main bathroom.

Bedroom #2 (Main Floor)

Installed carpet with ½" premium pad
Replaced all broken window glass panes
Installed light/fan fixture
New plugs/switches – code compliant.

Basement

Family/Rec/Bonus Room

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all outside walls.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Leveled floor.
Sealed floor
Installed commercial 24x24 carpet squares
Sandblasted fireplace.
Installed gas "ventless" fire log with wall valve.
Installed walkout window and window well.
Replaced side windows with new vinyl XO windows on south wall.

Furnace/Appliance Room

Removed all old boilers, plumbing, wiring and replaced with new copper and AquaPex piping.
Installed new hot and cold water balanced pressure manifold system
Installed "Express Water Whole House Filtration System"
Installed new valving for entire plumbing system
Installed new "Navien" Combi Boiler, for hot water heating and potable hot water use
Installed R-11 insulation on 2 walls of room.

Bathroom

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed new 3'x4' shower stall with White Cararra Porcelano Tiles, brushed nickel hardware, shower enclosure, shower seat and shampoo niche.
Installed new toilet and plumbing
Installed new vanity, Quartz top, faucets, mirror.
Installed new ceramic floor tile.
Installed wall heater with timer.
Installed exhaust fan/light with timer.
New plugs and light switches

Bedroom #3

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Installed carpet with ½" premium pad
Installed walkout window and window well.

Bedroom #4

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
All new wiring, switches and plugs.
Installed carpet with ½" premium pad
Installed walkout window and window well.

Bedroom #5/Office/Storage Room

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all walls and ceiling.
Installed R-11 insulation to all walls
Installed 4' LED overhead light.
All new wiring, switches and plugs.
Installed carpet with ½" premium pad
Installed "Barndoor" and created understairs closet area
Installed LVT flooring

Hallways

Seal coated all foundation walls with "Thoraseal" Foundation Mix.
Seal coated all floors and cracks with foundation mix and "Plugg".
Installed studs, sheetrock, tape/texture all outside walls and ceiling.
Installed R-11 insulation to all walls
Installed 4' LED overhead lights.
All new wiring, switches and plugs.
Installed LVT flooring

Stairwell

Repaired all steps
Repaired, stained, and sealed both banisters
Installed studs, sheetrock, tape/texture all outside walls and ceiling.
Installed R-11 insulation to all walls
Recessed all overhead lights
Installed carpet with ½" premium pad

Garage

Replaced and installed new metal clad side door
Replaced both windows with vinyl XO windows
Installed LED lights; overhead and all south wall; upgraded plugs and switches
Insulated ceiling and walls.
Repaired rollup door and opener