

## HOME IMPROVEMENTS LIST

UCRE | MRS  
Property Address:

541 Union St.

City: Millersburg, Pa.

Zip: 17061

The following items listed below are upgraded and improved items that the Seller(s) have completed during their ownership.

**Garage:** Replace 2 windows. Paint exterior. Add gutters and downspouts. Run underground electric, outlets, and lights. Replace non-functioning garage door opener with a remote and wired garage door opener.

**Yard:** Fence in yard, paint fence, add solar lights, add gate, remove all shrubbery, level yard, and seed. Add 25'x 30' patio. Replace outdoor steps into back of house. Add backyard flower bed. Redo and edge all flower beds with stone.

**Exterior of Home:** Repaint house and windows. Replace 4 Living Room windows. Sealcoat driveway. Add water spicket. Add security system to cover all 4 sides of home. Addition of porch outlets and new porch light.

**Basement:** Run electric lines as needed. Replace water lines. Add work bench. Add basement steps to back of house with Belco door. Replace Water Heater. Replace 100 amp main electric breaker. Seal some of the walls with a thick water repellent seal.

**First Floor:** Full renovation of rear addition to add laundry/mud room and sliding patio door. Fix wooden shutters. Replace Outlets. Paint all walls and some trim. Renovation of 1/2 bath. ReStain areas of need.

**Bedroom 1:** Repaint walls, replace outlets, renovation of walk in closet. Sand and ReStain floor.

**Bedroom 2:** Repaint walls, replace outlets, sand and ReStain floor. Replace ceiling light.

**Bedroom 3:** Repaint walls, replace outlets, sand and ReStain floor. Removal of non-load bearing wall to expand closet and remodel. Replace ceiling fan/light

**Bedroom 4:** Repaint walls, replace outlets, sand and ReStain floor.

**Full Bath:** Repaint walls and replace outlets. Redo floor, replace toilet, add sink mirror and cabinet. ReCaulk tub, replace light above sink, and replace fan.

**Upper Hallway:** Sand and ReStain floor and trim. Paint or ReStain Doors. Replace ceiling light, door knobs.

**Attic.** Remove old wiring. Run electric, add lighting, and outlets. Lay carpet for additional insulation and protection.

*Cody Hepner*

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