

1717 SE 43rd, Portland, OR 97215

Recent Remodel / Home Improvements - over \$115,000 in past 5 years

2015

Replaced all water pipes with new copper pipes throughout home (from street connection)
Ranieri Plumbing \$3000
New heat pump and air conditioner (Trane Ultra Efficient- sized for all 3 floors)
Eastside Heating and AC \$9200

2014-2015

Kitchen and dining room renovation -COP Combination Building Permit
David Leech Construction \$40,000
Removed wall between kitchen and dining area
Kitchen rebuild (all records available-some costs itemized):
Installed 72" UV skylight \$4898
Refinished walls/new tile backsplash \$4725
Overhead and under-cabinet lighting
Porcelain floor tile Classique Floors \$2489
Quartz countertop in kitchen and peninsula bar (Precision -Silestone)
Custom maple cabinets and touch-closure drawers (Gresham Cabinet)
New stainless steel top-rated appliances:
 LG refrigerator freezer \$2798
 Jenn-Air cooktop stove with downdraft \$2500
 Kraus farm sink and new fixtures \$750
 Bosch dishwasher \$986
 Bosch built-in microwave \$1075

New Maytag washer and dryer \$1100
Replaced front door and rebuilt frame \$650
Installed ceiling fan in living/dining area \$325
Upgraded electrical panel/wiring (Allstate Electric)
Replaced garage door and rebuilt supports/rails \$950
Replaced all south-facing cedar shingle siding on house \$5251
Repainted exterior south side and all trim \$2250
Expanded and replaced upstairs window (UV) on south side
Replaced all gutters and downspouts \$850
Removed carpet and **refinished solid oak floors upstairs (Pars Floors) \$1600**

Partial basement renovation (Multnomah Co inspected -2014) \$8000
 Removed and replaced all floor-contact base footings/shelving
 Installed new cabinets for extra storage
 Sealed basement walls
 Replaced toilet

Installed exhaust fan in bathroom
Installed backflow preventer (permitted/paid for by City of Portland)

Decommissioned 600-gallon HEATING OIL TANK --Certified clean closure with DEQ \$1500

2013

Partial remodel -main floor bathroom \$2500
Replaced TILE and fixtures in shower
Installed new toilet
Replaced cabinet and lights

2011-12

Removed and re-sealed glass panels on patio roof
Replaced corrugated roofing on storage shed in back yard
Installed new insulation in attic – east and west sides
Replaced ATTIC FAN and installed automatic temp-control feature (turns on @ 95 degrees)
Replaced exterior vents in attic space
Scoped sewer line; installed backflow preventer to protect basement from storm impacts

2010

New HOT WATER HEATER
Rebuilt storage shed in back yard
Replaced toilet in basement bathroom
Re-sealed chimney and installed stainless steel cover

Other significant maintenance

Replaced ROOF and resealed attic vents -2008 (\$8500)