

RENOVATIONS

481 GLENLAKE AVENUE



COMPLETE DOWN TO THE STUD'S RENOVATION IN 2022/2023! ESSENTIALLY A BRAND-NEW HOUSE!

- All new wood framing, flooring, joists, walls, interior doors, lighting, etc.
- All new spray foam insulation
- New windows and doors throughout
- New plumbing, drainage and upgraded main water service line to 3/4"
- All new electrical throughout
- New light fixtures
- New gutters and fascia
- New gas fireplace in main floor living room
- Roughed in wet bar/kitchen in basement
- New high efficiency natural gas furnace & new AC
- New and premium tankless water heater
- All new appliances
- Gas line installed for backyard BBQ
- The entire house was gutted, reframed & structurally re-supported with helical piles to rectify any sagging that occurred in the past. Structural Engineer was used during this process.

BASEMENT UNDERPINNING:

- Installed helical piles to underpin foundation, securing the home from future settling (see Engineers Report)
- Full basement underpinning to gain 8-foot ceilings
- Full waterproofing of foundation
- Installed sump pump in basement
- New waste water connection line from house to city sewers installed

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