

1121 E Laneville Ave House and Pole Building Upgrades

Pole Building

Complete rebuild of Pole building stripping down to post & trusses and rebuilt from dirt floor up

- Repaired bad post and reinforced roof truss gussets
- Poured concrete slab with Radiant floor heat throughout building
- R-10 foam under concrete
- Shop portion has R-23 walls, R-50 ceiling insulation
- Combo Boiler and added Natural Gas line, with in slab temperature sensors
- Added AC to shop portion
- Added water, sewer and a bathroom
- Utility sink
- Added 200 AMP service
- Added 50 AMP RV hook-up with water
- Added air compressor room and air lines (compressor not included)

House

- Upgraded Electrical service to 320 AMP meter and meter socket
- Upgraded Electrical Panel to 200 AMP and relocated to north end of basement
- Corrected Electrical issues throughout the house
- Corrected sewer line between house and street
- Legally capped abandon well found while adding garage addition
- Replaced concrete driveway
- Expanded gravel driveway
- Trimmed trees, removed decaying trees, removed stumps around house and pole building
- Demoed and deteriorating lean-to shed in back yard

- Complete roof replacement from rafters up, removed failing roof material and decaying roof sheathing, replaced bad insulation and added additional insulation. Installed all new sheathing, new vents, full roof high-temp Ice and water barrier, raised seam steel roofing, new fascia and soffit.
- Replaced deck to meet code and properly flash ledger board
- Added two car garage with epoxy floor
- Removed obsolete masonry chimney next to furnace
- Completely resided the house
- Repaired and upgraded main sewer vent
- Replaced all windows with energy efficient windows except for 2 small basement ranch style windows on west side of basement
- Added two rooms to the basement
- Moved main return duct trunk in basement to west side of beam
- Added two hardwired smoke detectors
- Installed fireplace insert
- Improved Drainage around house
- Added TV Antenna tower
- Kitchen Upgrades – moved window, new cupboard doors above stove, new lower cabinets, new sink, countertops, increased counter space by moving window, sink, dishwasher and island
- Added rock and edging in front of east basement windows
- Added gutters to garage and installed gutter leaf guards on all house and garage gutters
- Upgrade Bedroom ceiling fans, ceiling fan wiring to have separate control of fan and light at wall switch
- Corrected Bathroom exhaust fan duct work and properly exhaust to outside