

# Renovations and Repairs

## 354 Rice Court, Martinez, GA 30907

### **OUTSIDE:**

- New light fixtures in back and by side door
- HVAC mini split installed May 2025 (sunroom)
- Staircase from sunroom and side entry way brand new
- Shed - New roof and painted
- Roof - New architectural shingles installed April 2025
- Chimney - Boards replaced and painted
- Areas of sod replaced in front yard
- HVAC - Yearly maintenance performed
- Locks and doorknobs replaced
- Siding, soffit and gutters - 3 years old

### **SUNROOM:**

- Sunroom rebuilt - permitted by Columbia County and completed by licensed contractor, electrician and HVAC tech
- New floors, walls, ceiling fan, mini split, and windows
- New siding
- New Insulation under house
- New vapor barrier installed in crawl space

### **ENTRANCE WAY:**

- New trim around doors
- New foyer light fixture
- Ceiling replaced and stained

### **LIVINGROOM**

- New barn doors and sliding track installed
- Ceiling boards replaced
- Fireplace trim and door trim updated

### **GUEST BATHROOM**

- New light, fixtures and mirror
- Ceramic tiling

### **KITCHEN**

- Dishwasher - 1 year old
- Removed popcorn ceiling
- Trim updated in room
- Granite countertops installed May 2025
- Sink and faucet installed May 2025
- New light fixture
- New oven
- Updated plumbing

### **MAIN BATHROOM**

- Granite counter tops
- New Ceramic floor tiles
- New lights
- New sinks, fixtures and mirrors

### **HALLWAY**

- Popcorn ceiling removed
- Washer and dryer stay with property

**Entire interior of home freshly painted and new carpet in all bedrooms**

