

## **Major Home Remodel – Under \$90,000**

The homeowners purchased this home when they were newly married and starting their family. They raised their two daughters from birth in this home, and after 40 years, the homeowners decided to sell their family home to be closer to their daughters and their families. But before they put it on the market, they wanted a complete remodel and refresh to breathe new life into their beloved home.

Starting in the bathroom, everything was removed down to the studs to fix the damage of a long-term water leak that had caused substantial damage to the subfloor and structural beam under the house. While fixing this issue, we noticed that the original builders had notched the main girder to make room for the tub drain. We reversed the tub so we could repair the girder properly. The pipes were old, galvanized pipes, so we removed them and replumbed the entire house with new PEX plumbing to help eliminate contaminants from the old plumbing.

Throughout the house, all the original HC luan doors were replaced with new, updated 3-panel shaker style doors and all the carpet was removed to reveal the beautiful oak and pine floors underneath. The flooring was later sanded and re-finished to perfection.

In the office, the wood paneling on the walls was painted white in order to brighten the room. Oak and pine flooring was added to this room, to match the rest of the home. Then a barn door was installed to the office, to have a divider between the living room and office, also to save space and add style.

The kitchen was completely redone, updating the cabinets, adding new appliances, and a more usable pantry.

After the project was completed, the home was back to its former glory! It was on the market for only three days before it was sold. It was purchased by a young couple who are starting their own family and looking forward to creating memories in their beautiful new home and raising their young daughter—just like the former homeowners did 40 years ago.