

**Upgrades and Improvements since Purchase**  
402 West Eight Street  
Chadron, NE 69337

**Basement**

1. Added door and dry wall in largest room
2. Added extensive florescent lighting
3. Added wooden shutters
4. Added utility sink
5. Ample shelving space
6. Flooring added in bedroom
7. NO water in basement
8. Prepared for basement apartment (hook-ups for toilet, kitchen, etc., present)
9. Replaced furnace
10. Replaced hot water heater
11. Replaced air conditioner

**Bathroom #1 (en suite)**

1. New toilet
2. Note ceiling vent fan
3. Recently replace faucets and shower head
4. Replaced ceiling light fixtures
5. Replaced floor tiles
6. Sit-down shower

**Bathroom #2**

1. New light fixtures
2. New sink and tub fixtures
3. New toilet
4. Note ceiling vent fan

**Back Bedroom**

1. Laminate flooring added
2. New door added for circular flow
3. Replaced ceiling light fixtures

**Deck**

1. Added electrical reciprocals
2. Three-seasons' porch added
3. Wall-to-wall commercial-grade carpet (purchased from Roger Frye)

**Garage**

1. Added electrical outlets
2. Added extensive florescent lighting
3. Added new driveway
4. All painted
5. Can enter the crawl space from garage
6. Insulated and finished
7. Insulated garage door

**General**

1. Added antique mailbox
2. All appliances stay ((Bosch washer-dryer; Whirlpool dishwasher; Hotpoint over and stove; Amana refrigerator)
3. All ceiling light fixtures upgraded in every room
4. Benjamin-Moore paint inside and out
5. Ceiling in living room to be patched and repainted in late Oct. or early Nov, 2020 (Tim Johnson)
6. EVERWOOD® VENETIAN blinds by Hunter-Douglas throughout house and garage
7. Impact resistant shingles

8. Mitigated radon
9. New air conditioning unit added soon after purchase
10. New furnace added soon after purchase
11. New gutters to be added in late Oct. or early Nov., 2020 (Jim)
12. New thermo-pane glass throughout except garage
13. New water heater added soon after purchase
14. Replaced doorknobs
15. State Farm adjuster recently noted: "Well-built and maintained older home."

**Kitchen**

1. Ceiling light fixtures upgraded
2. Ceiling fan added
3. New sink and faucet
4. Replaced floor tiles in front door entrance
5. Built-in cupboards, painted inside and out
6. Window seat holds shingle pieces, parts for sprinkler system, etc.

**Living room**

1. Added gas fire place (Tom Holmes installed)
2. Ceilings modernized (made smooth) from the living room and through the hallway

**Master bedroom**

1. Floor-to-ceiling (thermo) blind leading to the porch
2. Laminate floors
3. Replaced ceiling light fixtures

**Middle Bedroom**

1. Extended closet to accommodate washer and dryer
2. Laminate flooring
3. Replaced ceiling light fixture
4. Hook-ups present for washer and dryer

**Yard**

1. Added antique fence in side yard
2. Extensive collection of perennials in every bed (provides color spring through fall)
3. New front-yard light
4. NO herbicides and NO pesticides used in the last 18 years
5. Stress-diseased pine tree (near Mears) recently removed
6. Two outside water spigots (one front, one back)
7. Underground sprinkler system (never used since purchase). Control box on back porch.

