

## 2051 Emerald Drive Longmont

### UPDATES & IMPROVEMENTS

- All interior walls (including inside of all closets and pantry) painted Benjamin Moore White Dove (walls & ceiling), Benjamin Moore Simply White - (window and door trim, baseboards and window frames)
- Hunter Douglas window coverings on all windows (including garage and basement)
- New carpet in all carpeted areas including closet floors. Neutral color.
- New furnace in Sept 2018: Rheem 96% efficiency, 2-stage gas furnace. Installation includes Aprilaire Model 800 whole-house steam humidifier, Aprilaire full-flow air filter and new Honeywell programmable thermostat with outside air sensor and upstairs temp sensor.
- New AC in Sept 2018: Rheem 17 SEER high efficiency 4-ton AC system.
- New water heaters in Sept 2018: two Rheem 50-gal gas water heaters
- Driveway replaced Mar 2021 due to cracks in existing driveway. Original driveway was installed without rebar so replacement added rebar.
- Backyard fence replaced May 2021 with 6-foot cedar solid picket fence for enhanced privacy and better appearance.
- Light switches and outlets replaced and updated (except black ones in kitchen) with modern design for consistency
- Water pressure regulators installed for house supply and irrigation. Per plumber: As Longmont continues to grow and spread out, the city is increasing water supply pressure to ensure adequate flow to all homes, so homes built in the 90's that never needed or had pressure regulators installed, now need them. Having separate regulators allows different pressures for the irrigation system and house supply, if needed.

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- Door hardware (all interior and exterior doors) including knobs, hinges, door stops, pulls on folding closet doors, auto-closure hinges on fire door into garage with modern satin nickel finish
- Removed unused wiring for landline phones and cable TV and blanked off outlets in rooms
- New HDMI and other necessary cables installed between built-in equipment shelves and wall-mounted TV in the Family room.
- Modern ceiling fans installed in the Family room, Primary bedroom and Guest bedroom replacing oversized, outdated old units. Primary and Guest bedroom fans are “hugger” design that mount closer to the ceiling.
- All smoke/CO detectors replaced
- All in-ceiling can lights were replaced with LED units.
- All other outdated ceiling light fixtures were replaced with contemporary designs using LED bulbs, including two authentic Louis Poulsen PH-5 pendant lights (breakfast nook and dining room), and three Louis Poulsen PH 2/1 mini pendant lights over kitchen island.
- Old door bell ringer units (2) replaced with modern design units.
- Front door and exterior trim around all windows and doors painted in 2024.
- All three toilets were replaced with Toto contemporary design - elongated, chair height, push button dual-flush units
- **Kitchen** - Cooktop with Thermador induction model and Microwave replaced with Thermador model. Refrigerator replaced May 2023 with KitchenAid 26.8 cu ft french door/bottom freezer, ice and water in door model. Dishwasher replaced March 2021 with KitchenAid model KDT404KPS. Garbage disposal replaced with InSinkErator Evolution Pro Compact model. Kitchen faucet (and soap dispenser) replaced with modern satin nickel Grohe units
- **Basement** - Custom grated covers on all four window wells. Gladiator slatwall with shelves and hooks installed on both sides of stairwell with shelves/hooks. Lighted wine storage unit installed under stairwell. Ceiling light bulbs replaced with high output fluorescent fixtures for improved lighting. Modular carpet flooring installed. Five large Gladiator shelving units installed. New radon mitigation system installed. Sump pump was sealed, with a view port. Spaces between top of foundation walls and bottom of wall framing around the perimeter of the house was properly insulated to prevent heat loss. All seams and joints in exposed HVAC ducting were sealed to eliminate air leakage from the HVAC system into the basement. All exposed hot water piping insulated to reduce heat loss

- **Garage** - Drywall finished to the same standard as the interior of the house, including repair of any damage, re-taping seams, texture/sanding and painting. Window sills were replaced and baseboards added. Swisstrax flooring tiles installed throughout the garage. In addition to looking great and staying clean, these tiles are good for Colorado as they allow any snow melt from cars to run down through the tiles to the concrete floor underneath and then drain out, avoiding puddles on the floor in the winter. Tiles are easy to replace and extra tiles are available in case any become damaged or need to be replaced. 12 high-output fluorescent light fixtures added to provide bright, even lighting for working on projects. Extra bulbs for these fixtures are available. Rubber covers installed on steps into the house. Garage door openers and associated wall-mount controllers replaced. Controllers are wi-fi enabled and can be monitored and operated remotely via a phone app. Garage door hinges, springs and other hardware repaired/replaced as needed.
- **Powder Room** (1/2 Bath) Faucet, mirror, light fixture, toilet and vent fan replaced with modern design units
- **Guest Bathroom** - Sinks, faucets, vent fan, light fixture, toilet, tub water spout, shower head, drain and drain lever replaced with modern design units.
- **Master Bathroom** - Toilet, vent fan, faucets & controls for shower, sinks and bathtub faucets replaced with modern design units.
- **Landscape** - Landscape design and installation work was completed in May- June 2024 by Outdoor Craftsmen at a cost that edged into six figures. Highlights include specimen trees on either side of front door, a basalt three-column water feature in the backyard (controlled via a switch by the back door), ceramic tile overlays on the entry walkway and steps, lighting on the entry walkway, three trees and the water feature - with an internet-enabled controller to adjust lighting schedules, and 15 tons of red rock moss boulders and curated smaller plantings throughout the beds. As part of the project, all irrigation lines for the landscape areas were replaced, and the gutter downspout drains were buried underground to improve the aesthetics. The beauty of the landscaping was recognized by the Rainbow Ridge HOA by selection as “Yard of the Month” in July 2024.  
Existing and new planting include: Japanese Maple, Sculpted Blue Spruce, Canada Red Cherry, Magnolia, Spring Snow Crabapple, Austrian Pine, Serviceberry, Ornamental Pear, Lilac bushes, Forsythia bushes  
Bobo Hydrangea, Karen Rhododendron, Fothergilla, Mohican Viburnum, Korean Spice Viburnum, Annabelle Hydrangea, Green Velvet Boxwood, Taunton Yew, Hicks Yew, Misc. Perennials and Ornamental Grasses. See illustrated Landscape Architectural Plan for detail and placement.