823 2nd Street Repair history

I purchased the property in 2016 when I first started in Real Estate, as a side project. The home had a small fire, that upon inspection showed minimal damage, mostly smoke and water damage from the fire crews. The oil boom was still going on, and it was hard to find workers at this time. I tried several options before working with Greg Ketcher. My model is, let Greg do the work and tell me later.

Greg spent a lot of time under the house replacing a lot of the old plumbing with pex. He made sure the drains were working and patched up spaced in the stone foundation where neighbor cats and/or other animals could gain access. We found extensive termite infestation in the front rooms. Greg spent a lot of time tearing out the old damage and replacing the wood. This was mostly the hardwood floor under the carpet. Greg also added some floor jacks and to firm up the floor where the old floor furnace had been, between the living and dining rooms. The house has been treated for termites and is under contract with Miles Pest Control. The home is inspected every year and was last inspected February 2024.

We brought in an electrician to raise the electrical line coming to the house, and updated the breaker box and breakers, as well as added Ground Fault electric receptacles in the kitchen, bathrooms and laundry room.

Due to the water damage, we replaced all the subfloor and drywall in the back, Master Bedroom. While we were at it, we reframed the room, removing an old small window and adding the large sliding glass door that leads to a small patio in the backyard. We added all new insulation and updated the laundry room/ Master Closet.

We put in new kitchen countertops, refinished the cabinets, put in new floor and backsplash in the kitchen. We added a new vent hood and replaced the old wooden door with a secure steel door. The old floor plan had the back bathroom open into the kitchen. We changed this to make a private Master Suite.

Greg rebuilt the existing China Cabinet and built the hand made storm windows on the Dining room. The existing floorplan had you walk through a bedroom to get to the front bathroom. We reframed this so there is an entrance from the hall and the bedrooms do not need to be disturbed. The front bathroom was too small for a full tub. We had to take a little room out of the front closet to be able to fit a Vanity and Towel rack as well as a full tub and shower.

During the high winds, we saw a few shingles had blown off the roof. The roof has never leaked during the time I have owned it. I had Jeff Bush repair/replace the blown off shingles in the summer of 2023.

In 2023/24 we discovered one of the previous renters must have swamped the bathroom and caused water damage to the subfloor. We have replaced all the subfloor, and added additional bracing to the underside to increase stability. We also found the water heater was leaking and replaced it with new around January 2024.