

91 TANGLEWOOD DR

LAKE OSWEGO, OR 97035

- Hardwood Bamboo flooring upstairs
- Trim and baseboard updated throughout
- New paint throughout
- Kitchen - water filter, bottle washer, soap dispenser
- Remodeled all 4 bathrooms - Everything needing a permit was permitted (demolished/changed walls, plumbing, shower, vents)
- Closet cedar refreshed
- All water lines - all permitted
 - Main all the way to the street
 - Manifold system - best available (Manabloc)
 - Each fixture has a dedicated valve and pipe
 - Added water line to north side
 - Frost-free hose bibbs (less likely to freeze in cold weather)
 - Pipe through basement wall for maintenance
- Hybrid water heater - high efficiency - permitted
- Heat pump and air handler - high efficiency - permitted (City and HOA)
- Patio - concrete in backyard - HOA permitted
- Pathway down side of house - HOA permitted
- Rock/gravel around house - doesn't attract bugs (termites to house) - HOA permitted
- Electrical panel - permitted
 - Used AFCI breakers for most - protects if there is a spark - modern standard for fire safety
 - Added circuit in garage - brought garage up to code
 - Reran dryer circuit
 - Dedicated circuit to fridge - brought kitchen up to code
 - Plug at garage - 220V - 30amp - can charge electric vehicle
- Replaced all outlets/plugs and switches throughout house (many switches wifi compatible) - inside and outside
- French doors - replaced both on balcony - energy-efficient insulation



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Home Features List

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- Replaced lights throughout house, except bedrooms because they have the super cool fans
- Bathroom vents replaced - upstairs through roof to bring up to code (permitted)
- All doors are solid wood
- Laundry/bathroom - utility sink and extending faucet
- Basement now has an exhaust - this is the only thing I was supposed to have permitted and didn't.
- Ring security cameras - 7 total
 - Driveway with floodlight
 - Front door
 - Each side of house
 - Inside garage
- Garage lights
- New appliances
 - Range
 - Microwave
 - Dishwasher
- Orange peel ceiling is new. It is covering (encapsulated) the old popcorn. Yes, it is asbestos.

Some cool things to note

- Everything has been done to be a liveable, low-maintenance house. The engineer in me prioritized function.
- Back door is wifi because it doesn't make sense to put that on the front door.
- One key for whole house.
- House is ready for automation (most already done)
- Reused/recycled materials from old and used in new
 - Paver Path
 - Retaining wall
 - River rocks



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