

Michelle & Peter McKinney
5513 Point Lake Ct
Holly Springs, NC 27540

Features & Improvements

Whole House

- Exterior
 - Installed new first floor gas pack. (2019)
 - Replaced 41 windows. (2021) Renewal by Anderson. Only four original windows remain (3-attic and 1-crawlspace).
 - Chimney inspected & cleaned. (2021)
 - Replaced chimney cap. (2021)
 - Driveway resurfaced. (2021)
 - Repainted entire house exterior. (2021)
 - Irrigation system installed (2021). Rain sensor. App controlled.
 - Roof inspected. Minor repairs performed. (2023)
 - Crawlspace encapsulated (2024)
 - Replaced garage door opener (2025)
 - Replaced water heater (2026)
 - Widened exterior front brick stairs.
 - Replaced ALL exterior light fixtures.
 - Added exterior led accent lighting, all on timers.
 - Eufy security cameras, front, side and rear.
 - Inspect and service all HVAC systems. (twice yearly)
 - Inspect, repair, replace, repaint siding and trim as needed. (yearly)
 - Exterior power wash siding, roof & windows (yearly)
- Interior
 - Replaced ALL door knobs and door hinges.
 - Replaced ALL outlets, switches and cover plates.
 - Replaced ALL interior light fixtures and recessed cans.
 - ALL light bulbs replaced with LEDs.
 - Added dimmers where appropriate.
 - Added 5 new ceiling fans.
 - Installed ADT security, fire, smoke, and CO2 system.
 - Replaced gas fireplace insert & logs.
 - New HVAC floor registers - 1st floor.
 - Window treatments, blinds & curtains.
 - New engineered hardwood floors & bedroom carpeting upstairs.
 - Ting 1GBT fiber internet installed.

Entry

- Exterior
 - Replaced the original exterior wood door with a fiberglass door.
 - Widened exterior brick stairs.
 - New light fixtures on timer control.
- Interior
 - New entry chandelier on dimmer.

- LED Recessed Ceiling Lights
- Raised panel moulding below chair rail.
- Smart lock on front door with doorbell camera.

Dining Room

- New light fixture.
- Raised panel molding below the chair rail.

Kitchen

- Demo-ed to the studs.
- Reconfigured layout.
- New cabinets.
- New Quartz Countertops.
- New Tile Backsplashes.
- Installed gas line for new range.
- New Appliances.
- New Island w/Solid Walnut Butcher Block.
- New light fixtures.
- New LED recessed can lights.

Living Room

- New gas fireplace insert and logs.
- Closed pass-through to front room.

Sunroom

- New hardwood floor.
- New chandelier.

First Floor ½ Bath

- Replaced sink & faucet.
- Replaced toilet.
- New light fixtures.
- Paint & wallpaper.

First Floor Office

- Closed pass-through to living room.
- Light fixtures.

Garage

- Pirelli-style flooring.
- Shelf units.
- Garden tool rack.
- Steel storage paint cabinet
- Bike and golf club racks
- New garage door opener (2025).
- New Water Heater (2026).
- New light fixtures.

Primary Bedroom

- Panel Moldings.
- Wood Flooring.
- Wall Sconces.
- Light Fixture.
- Closet Interior.

Primary Bathroom

- Full renovation.
- Shower redo.
- New bathtub.
- Tile floor.
- Twin vanities.
- Plumbing fixtures.
- Light fixtures
- Storage cabinet.
- Towel/robe hooks.

Bedroom Front

- Window treatments.
- Ceiling Fan/Light.
- New carpet

Bedroom Back

- Window treatments.
- Ceiling Fan/Light.
- Wall sconces.
- New carpet.

Bedroom/Gym

- Wood floors.
- Light/Ceiling fan.
- Window treatments.
- Closet interior.

Guest Bathroom

- Full renovation.
- New vanity.
- Shower tile and door enclosure.
- Shower Bar and holder.
- Tile floor.
- New toilet.
- New plumbing fixtures.
- Light fixtures.
- Towel bar and hooks.

Bonus Room

- Ceiling fan.
- Window treatments.

Laundry

- New Washer & Dryer W/Pedestals.
- Built-In Cabinets.
- Tile Floor.
- Light Fixture.
- Window Treatment.

Finished Attic

- Framing.
- Insulation.
- Drywall.
- Molding trim.
- Ceiling beams.
- Built-in day bed.
- Built-in storage cabinets.
- Paint.
- Electrical.
- Floor electrical pockets.
- New light fixtures.
- Hardwood floors.
- Window treatments.
- New Mini-Split HVAC.

Screened Porch

- New removeable screens.
- Screened floor against bugs.
- New acacia wood flooring.
- New ceiling fan.
- New recessed overhead lights w/dimmer.

Open Deck

- Raised deck off screened porch.
- Cable railing.
- NewAge outdoor grill & kitchen.
- Quick connect natural gas hook-up.
- Overhead retractable shade.
- Outdoor chandelier.
- Outdoor dining table & chairs for 10.
- Cool-misting system.

Pool & Patio

- 16' X 30' saltwater pool, concrete & plaster.
- Integrated spa.

- Hayward Omni Controller.
- Hayward Variable Speed Pump.
- Hayward Salt-Cell.
- Cartridge Filter.
- Gas Heater - 400,000 BTU.
- CoverMatic Integrated Auto Cover.
- Retaining walls.
- Pool Deck/Patio.
- White Marble Chip Mulch.
- Fence.
- LED Lighting on timers.
- Cover pump drains underground to woods beyond dry creekbed.
- Rain water on the patio drains underground to woods beyond dry creekbed.
- Outdoor Shower - drains underground to wooded area beyond dry creekbed.

Pool Changing Room

- Finished out raw crawlspace.
- Leveled floor.
- Studs, insulation, drywall & paint.
- Tiled floor.
- Changing room.
- Pool supply storage room.
- Installed 1/2 bath.
- Lighting fixtures and LED recessed ceiling lights.

Crawlspace Encapsulation

- Removed all old insulation.
- Insulated foundation walls.
- Vapor barrier floor covering.
- Wrapped all foundation structures.
- Sealed foundation vents.
- Installed dehumidifier.
- Installed floor drain.
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Landscape/Hardscape

- Clover Lawn.
- Irrigation system/app controlled.
- Boxwoods & Various Plantings.
- Giant Green Thuja Trees.
- Crepe Myrtles.
- New Retaining Walls Front and Side.
- Rock Mulch Front and Back.
- Black Mulch & Pinestraw.
- Dry Creekbed.
- Side Yard Screening Fence.
- All downspouts piped underground to drain into the rear wooded area.

- New Foundation Vent Wells.
- Driveway Resurfaced.
- New Mailbox Stand.
- Outdoor lighting.
- Front Yard Tree and Planting Bed Removal.