

29 Oakview Ave.

Maplewood, NJ

Home Improvements. All 2025-2026

Fireplace: Rebuilt firebox with new fire brick to code. Applied Smoktite Ceramic Lining with lifetime warranty. Swept flue and smoke chamber. Applied ceramic sealant to seal all gaps and cracks on the fireplace smoke chamber to make fire-safe 100% to code. Rebuilt new crown.

New plumbing: Repiped the 2 inch drain line from the 2 inch wye to the main sewer branch in the floor.

Basement: New drywall, basboards, paint, high grade vinyl plank flooring.

New 50-gallon hot water heater: Residential Warranty: 6 yr tank, 1 year parts & labor. Commercial Warranty: 1 yr tank, 1 year parts & labor.

New Whole House City Filtration System w/ coconut shell carbon & digital valve: Efficiently treats a wide range of water issues from both city and well sources, delivering clean, fresh water to every faucet. This low-maintenance system reduces chlorine taste and odor, neutralizes acidity to protect plumbing, and filters out sediment and particles. Features smart metered control for water-saving performance and optimized maintenance.

New Water Softener: Three-Valve Bypass & Backwash Drain Installation for Water Softener. This add-on service includes the installation of a three-valve bypass assembly and connection of the backwash drain line for a water softener system. The three-valve bypass allows for convenient isolation of the softener unit for maintenance or repair without disrupting water service to the home. The backwash drain line ensures proper discharge of regeneration water in compliance with plumbing code.

Custom Blinds: On front-facing windows (LR and Primary BR). New drapery in DR and Nursery.

Various electrical repairs and upgrades.

Primary Bedroom Wardrobe and custom window seat cushion added