

# PROPERTY UPGRADE SUMMARY

## A COMPLETE RECORD OF INVESTMENTS & IMPROVEMENTS

1011 Sycamore Road

The following is a comprehensive list of upgrades, renovations, and capital improvements completed at this property. Every item below represents a meaningful investment in quality, longevity, and modern living — giving the next owner a truly move-in-ready home.

### Foundation Repair

\$15,000

- Install 31 external piers
- Install 9 internal piers

### Roof Replacement

\$27,650

- Main house — 30-yr architectural shingles (45 squares @ \$350/sq: \$17,750)
- Garage — 30-yr architectural shingles (22 squares @ \$450/sq: \$9,900)

### Window Replacement

\$22,000

- 39 custom metal windows

### External Doors

\$6,000

- 2 patio doors (\$3,000)
- 3 external metal doors (\$3,000)

### Internal Doors

\$7,100

- 2 barn doors (\$900)
- 12 two-panel square-top doors with frames (\$3,000)
- 4 double doors for closets (\$3,200)

### Pool Remodeling

\$24,000

- Pool plastering with old plaster removal (\$9,000)
- New 6x6 pool tile (\$3,000)
- Spray coping (\$1,500)
- New pool decking (\$5,000)
- New skimmer (\$1,500)
- New filtration system (\$2,500)
- New pool motor (\$1,500)
- New overflow drain to rear (\$3,000)

## Plumbing Upgrades

**\$20,200**

- All-new PEX pipes throughout the house (\$10,000)
- New drain lines for garage apartment & modified lines for main house (\$6,000)
- New 50-gallon water heater for garage apartment (\$1,200)
- New 7 GPM tankless water heater for main home (\$3,000)

## Electrical Upgrades

**\$19,000**

- All electrical brought to code with several new lines (\$12,000)
- New panel with AFCI breakers (\$3,000)
- 90+ recessed lights and fixtures installed — labor & consumables (\$7,000)

## HVAC Upgrades

**\$15,000**

- New 5-ton HVAC system in main house (\$10,000)
- 3 new return airs (\$1,500)
- 5 exhaust vents (\$1,500)
- 5 new HVAC ducts (\$1,500)
- Mini-split system for garage apartment (\$2,000)

## Fixtures

**\$6,000**

- Electrical fixtures (\$3,500)
- Plumbing fixtures (\$2,500)

## Exterior Modifications

**\$38,600**

- Gravel driveway (\$15,000)
- Landscaping with new grass seed (\$6,500)
- 8 new columns on front façade with Hardie overcoat (\$1,600)
- Shiplap under front porch — stained (\$2,000)
- 12x24 tile on front porch (\$3,000)
- 24x24 Italian tile on back patio (\$8,000)
- Vinyl siding accents — front, sides & rear (\$2,500)

## Exterior Painting

**\$10,900**

- Main house — 3-tone exterior paint (\$8,400)
- Garage & apartment — 2-tone exterior paint (\$2,500)

## Insulation

**\$5,000**

- All-new wall insulation (\$3,500)
- Attic insulation touch-up (\$1,500)

## Sheetrock Work

**\$20,000**

- All-new sheetrock: 400 white sheets + 80 green sheets
- Hang, tape, float & texture (400 sheets @ \$40; 80 sheets @ \$50)

### Trims, Baseboards & Trim Carpentry

**\$9,500**

- 1,700 linear ft of 1x4 @ \$2/unit (\$3,400)
- 200 linear ft of 1x6 @ \$3/unit (\$600)
- 1x6 window panes throughout except great room (\$1,500)
- 1x8 window panes for great room (\$500)
- Racks & rods for all closets and kitchen pantry (\$3,500)

### Interior Painting

**\$12,500**

- All walls, trims & baseboards — main house (\$10,000)
- All walls, trims & baseboards — garage apartment (\$2,500)

### Flooring & Subflooring

**\$24,600**

- 100 bags of leveler to flatten subfloor (\$4,000)
- 2,100 sq ft waterproof engineered flooring (\$12,600)
- ~800 sq ft large-format tile flooring (\$8,000)

### Kitchen

**\$31,800**

- Timber shaker cabinetry (\$10,000)
- Absolute Black Granite countertops (3 cm) with waterfall installation (\$8,000)
- Absolute Black Granite backsplash (2 cm) (\$6,000)
- Kitchen hardware (\$800)
- Samsung Bespoke appliances (\$7,000)

### Master Bathroom

**\$15,000**

- Large-format floor tile
- Large-format marble-look tile in shower
- Two-sided frameless shower glass
- Double vanity
- Freestanding floor tub
- Mirror and high-end plumbing & electrical fixtures
- One-piece high-end toilet with new flange & wax ring

### In-Suite Bathroom (2nd Master)

**\$12,000**

- Wide high-end single vanity
- Large-format floor and shower tile
- Frameless shower glass
- Mirror and high-end plumbing & electrical fixtures
- One-piece high-end toilet with new flange & wax ring

### Hall Bathroom

\$12,000

- Double vanity
- LED mirrors
- New bathtub
- Large-format floor and shower tile
- Built-in carpentry for linen closet

### Half Bathroom

\$4,000

- High-end single vanity
- Mirror and high-end plumbing & electrical fixtures
- One-piece high-end toilet with new flange & wax ring
- Accent wall
- Mosaic floors

### Wet Bar in Great Room

\$19,000

- Shaker white cabinetry (\$6,000)
- LED wine cooler, dishwasher, LED wine rack & Samsung 85" LED TV (\$5,000)
- Absolute Black Granite countertops (\$6,000)
- Handmade subway tile backsplash (\$1,500)
- Hardware (\$500)

### Apartment Kitchen

\$7,500

- Cabinets (\$3,000)
- Countertops & sink (\$1,700)
- Appliances (\$2,500)
- Kitchen hardware (\$300)

### Well, Septic, Fireplace & Miscellaneous

\$8,000

- Well servicing with new tank (\$2,000)
- Septic riser, sprinkler heads, other parts & service contract (\$2,000)
- Fireplace servicing and repairs (\$1,500)
- Tree trimming and selective tree removal (\$2,500)

**TOTAL VALUE OF ALL UPGRADES**

**\$402,500**

All figures reflect actual costs paid for labor and materials. Documentation and receipts are available upon request.