



Home Improvements & Upgrades Disclosure

Dear Seller, to help us accurately market your home and justify the highest possible asking price, please provide a detailed list of all improvements, updates, and replacements of mechanical systems (HVAC, water heater, roof, etc.) completed within the last 5 years. Please be as specific as possible with dates and approximate costs.

Category	Improvement / Update Description	Year Completed	Approx. Cost
Major Mechanicals	New AC / Furnace	2016	\$12,099
Plumbing & Water	Replace all accessible duct work/insulation; New Water Heater	2021	\$6,125
Roof & Exterior	Roof Replacement (Wind Storm Claim); New Gutters	2023 (Roof); 2022 (Gutters)	Ins. Claim; \$7,000 (Gutters)
Kitchen Updates	Bosch Dishwasher; Blanco Sink	2021 (Dishwasher); 2022 (Sink)	\$996.00
Bathroom Updates	New Shower / Tub / Tile	2026	\$14,034.00
Interior Finishes	Whole house Painted (including	2021	\$13,800.00



Category	Improvement / Update Description	Year Completed	Approx. Cost
	kitchen cabinets/doors)		
Outdoor Space	Pergola / Lighting; Composite deck with Cool Deck; Fencing (entire replacement)	2022 (Deck/Pergola); 2023 (Fence)	\$75,640.00 (Deck/Pergola); Ins. Claim + \$4K Out of Pocket (Fence)
Pool	Inground Pool and Spa Installed	2017	
Other Improvements	New Driveway; Sprinkler System / Drip System	< 8 years	~\$10,000 (Driveway); \$4,000-\$5,000 (Sprinkler)

Additional Comments

Technology mentioned by seller.

Seller Verification

I/We certify that the information provided above is true and accurate to the best of my/our knowledge.

Seller Signature: _____ Date: _____