

HOME UPGRADE LIST

BRICK + MORTAR
REAL ESTATE CO

PROPERTY
5665 PINE FOREST RD

GENERAL	
Framing & Structural Change	(2025): Reinforced framing; hurricane/collar/rafter ties; anchor bolts; uplift screws; engineer’s cert.
Insulation (walls, attic, crawlspace)	(2025): Rockwool in walls; R19 vaulted; R30 blown-in attic.
Drywall & Texture	(2025): New drywall & texture.
Interior Paint	(2025): New interior paint
Doors & Trim	(2025): New interior doors, trim, and window casings.
Windows	(2025): New low-profile, double-pane, argon-filled, tinted high-performance windows.
Flooring (hardwood, tile, carpet, LVP, etc.)	(2025): New engineered white-oak throughout; marble/tile in laundry & baths.
Lighting Fixtures	(2025): New pendants, under-cabinet, recessed; ceiling fans.
Smart Home Systems (security, thermostats, AV wiring)	(2025): Programmable thermostat; SimpliSafe monitored system.

MECHANICAL / ELECTRICAL / PLUMBING (MEP)	
Electrical (New wiring / panel upgrade, outlets, recessed lighting, exterior lighting, low-voltage wiring, etc.)	(2025): New panel, wiring, outlets/switches (incl. GFCI & low-voltage), exterior lighting.
Plumbing (Supply lines, drain lines, water heater/tankless, fixtures, hose bibs, etc.)	(2025): New PEX water supply lines throughout; new water heater.
HVAC / Mechanical (Ductwork, new AC/Heating, thermostat, ventilation / bath fans, range hood, etc.)	(2025): Two (2) TRANE 4-ton 15.2 SEER2 + Two (2) heat pumps; 10-yr parts limited.

KITCHEN	
Layout changes (walls, island, open concept)	(2025): Open plan; centered island; walk-in pantry; seamless to dining.
Cabinets (custom, semi-custom, refinish)	(2025): Custom Benedettini soft-close with Top Knobs hardware.
Countertops (quartz, granite, butcher block)	(2025): Vicostone Covelani stain-resistant quartz. (Exotic collection)
Backsplash	(2025): Daltile Sublimity honed marble
Sink & Faucet	(2025): New sinks & faucets.
Appliances (fridge, oven, cooktop, dishwasher, microwave, hood)	(2025): LG Studio built-in SxS, wall-oven/microwave, 20K BTU gas cooktop, QuadWash Dish Washer.
Lighting (pendants, under-cabinet, recessed)	(2025): Pendants, under-cabinet, recessed.
Flooring	(2025): Engineered white-oak; 25-yr structural warranty.

BATHROOMS	
Layout changes (move walls, enlarge shower/tub)	(2025): Double vanities in all baths.
Vanity & Sinks	(2025): New vanities & sinks.
Countertops	(2025): New Vicostone quartz.
Tub/Showers (tile, glass, enclosure)	(2025): Frameless rainfall shower; freestanding soaking tub; Volakas marble.
Toilet	(2025): All new.
Fixtures (faucets, shower heads, etc.)	(2025): New faucets & showerheads.
Mirrors & Lighting	(2025): New frameless doors and custom mirrors.
Tile & Flooring	(2025): Primary—Volakas honed marble; secondary—porcelain/ceramic.
Exhaust Fan	(2025): All new.

BEDROOMS & LIVING AREAS

Closets (shelving, doors, lighting)	(2025): Primary California-style; secondaries with shelving/built-ins.
Built-ins / Cabinetry	(2025): Pantry built-ins; wood-paneled study.
Ceiling Fans	(2025): Fans in all bedrooms & family/game room.
Flooring	(2025): Engineered white-oak; 25-yr structural warranty.
Paint & Trim	(2025): New Sherwin Williams paint; new trim (re-stated).

EXTERIOR

Roofing (shingles, flat, metal)	(2023): Replaced; warranty to 2027.
Siding / Exterior Paint	(2025): Repaired & painted.
Windows & Doors	(2025): Full replacement—spec as above (re-stated).
Gutters & Drainage	(2025): Cleaned/repared; drainage repaired & jetted.
Driveway / Walkways	(2025): Repaired driveway pavers; new walkway & black-gravel side yard.
Landscaping	(2025): Sprinklers repaired; new trees/plantings/grass/mulch.
Fence / Gates	(2025): New 8-ft brick wall (Woodway) + new wood fence.
Outdoor Living (deck, patio, pergola, outdoor kitchen)	(2025): New Allied Outdoors Carvestone deck;
Countertops (quartz, granite, butcher block)	(2025): New Outdoor Kitchen tile & leather finish granite countertop.
Garage (doors, epoxy floor, storage)	(2025): Three new doors w/ Genie openers; new garage floor.

BASEMENT / ATTIC (IF APPLICABLE)	
Insulation	(2025): Blown-in cellulose R30 (re-stated).
Moisture barrier / Waterproofing	(2024–2025): New perimeter sheathing installed.

OTHER	
Fireplace (gas, wood, electric)	(2025): New cast gas fireplace w/ custom travertine; wood-burning in
Staircases (treads, railing, balusters)	(2025): Newly installed.
Specialty Rooms (office, theater, gym, wine cellar)	(2025): Confirmed dedicated office + family/game room.
Energy Efficiency (solar, battery storage)	(2025): Solar Attic Fan New installation
Miscellaneous / Notes	ALL 2025: • Foundation: (Reviewed; active warranty): Inspected; no issues; lifetime warranty transferable. • Brick Finish: German-smear exterior seals micro-cracks; moisture exclusion benefit. • Pool Equipment / New pump and filter.