



CHRISTIAN MEACHAM
REAL ESTATE TEAM

Updates & Improvements

Upgrade/Repair/Renovation	Date Completed	Value
Built outdoor kitchen, complete with grill, stovetop burner, storage, refrigerator, sink and electricity.	2015	\$30,000
Planted 14 trees along fence in back yard, providing perfect privacy despite having neighbors on all sides.	2020	\$6,000
Replaced and installed Lennox 5 ton (whole house AC unit) and 2 ton (primary AC unit) evaporator coils.	2022	\$9,000
Replaced roof.	2022	\$14,000 (\$60,000 total)
Installed generator system (not built-in).	2025	\$3,000
Replaced all carpets.	2026	\$5,000
Replaced condenser in 5 ton AC unit.	2024	\$9,000
Installed natural shade window treatments in living room and breakfast area.	2015	\$3,000
Installed Norman shutters in office, front bedroom, dining, and primary room	2014	\$5,000
Hard-wired patio ceiling speakers (connection in living room)	2014	\$1,000
Critter damage: Replaced damaged Ross 150 attic vent with new Ross 150 attic vent above primary bedroom, removed critter and sealed entire house for small and large critters	2026	\$1,700
Replacement of primary bath shower heads and sink drains, 2 bathroom bath drains and sink drains (back bedrooms)	2026	\$500

Total \$87,200