

So for our house, the improvements are:

1. Master bath remodel (2020) with tiled walk in shower and new tile flooring in bath/master bedroom and laundry room.
2. New windows and doors throughout house (2020)
3. 36'x60' insulated metal building/garage (2020) with 4 - 10' roll up doors (2 with openers) and 2 - man doors , 2 - 72" patio fans, roughed-in bathroom with utility sink, multiple power outlets and commercial LED lighting. (also an additional 40' concrete pad adjacent to)
4. Additional insulation added to attic (2019)
5. Vinyl siding replacement on back of home with Hardy plank and additional foam board insulation (2022)
6. Both north and south decks replaced with Trex Decking (2020/2021)
7. 8' wood privacy fence (roughly 250 feet) with metal posts on front, south side and back of south-facing lot (2023)
8. Gutters (2018) with gutter guards (2023) on all structures
9. Most water lines replaced with PEX pipe
10. Whole house water filtration (2020)
11. New HVAC vents (2018) and recently cleaned/inspected (June 2024)
12. Whole house GENERAC generator (Residential Combo 22kW with surge protector) installed the end of July 2024
13. Solar powered attic vent (2022)
14. And one metal roofed with double doors and windows 8'x16' shed. (2020)

Appliances - the (2023) refrigerator (one large French door with 2 bottom freezer drawers and water/ice/specialty ice), (2018) double oven gas stove and (2019) dishwasher.

Our favorite upgrades!! Mine would definitely be the master bath. The prior bath was beautiful with a lot of cedar wood, but it was dark, the flooring tile was outdated and the shower was a single stall fiberglass insert. Now it is bright and cheery but with a large tile shower, new vanity, new fixtures, open but still have a country "farm house" feel.

David's favorite upgrade is definitely the garage. The house originally had a single stall "rough" wood sided, dirt floor with only a single lightbulb. The new garage gave more space with insulation in a new metal building built by a local company, "Steel Rain". We then added electrical for commercial LED lights, lots of outlets and patio fans that are 72 inches. The patio is large enough for family/friend gatherings or anything else you want to do.

And although we never got to use it, the whole house generator was another big upgrade that we were excited about. Being in the country, you can sometimes be low on the list of the power getting fixed quickly if there is a large or catastrophic power failure. It will really come in handy if there is another winter storm or large hurricane. Or when just a wind storm comes thru and takes out a power line in some of the heavily wooded areas around town.