



Property For Sale Report

Recent Upgrades & Features

⚙️ Roofing System (Installed December 2024)

A high-performance roofing system designed for durability, safety, and weather resistance:

- **Shingles:** CertainTeed Landmark® architectural shingles (Class 3 impact-resistant)
- **Installation:** Hand-nailed with a **6-nail pattern** for enhanced wind uplift protection
- **Sealed Deck:** ZIP System tape applied to roof decking seams to reduce water intrusion risk
- **Underlayment System:**
 - Peel-and-stick membrane at eaves and valleys
 - Synthetic underlayment across remaining roof areas
- **Ventilation:** Upgraded ventilation system for improved airflow and attic performance
- **Gutters:** Brand-new gutters installed

Constructed to meet most FORTIFIED™ roofing standards (certification not obtained)



Garage

- **Genie garage door opener with battery backup**
→ Provides uninterrupted access during power outages



HVAC & Air Quality Systems






- **Two Trane high-efficiency HVAC systems** (installed during current ownership)
- **Aprilaire 4" media air filtration system (added 2025)** for improved indoor air quality
- Smart thermostats:
 - **Nest (downstairs)**
 - **Ecobee (upstairs)**

Water Systems

- **Water heater replaced** during current ownership
- **3M commercial-grade whole-home filtration system**
 - Advanced **0.2-micron filtration** for superior water purity

Kitchen Upgrades

Modernized kitchen featuring premium finishes and appliances:

-  **Cabinet Upgrade (2024):**
Refinished with **Sherwin-Williams Emerald® premium cabinet paint**
→ Durable, furniture-grade finish with excellent stain and wear resistance
-  **Maytag gas range**
-  **Whirlpool fingerprint-resistant stainless steel dishwasher**
→ Top-control model, replaced **July 2024**
-  Garbage disposal replaced in **2024**
-  **LED recessed lighting** for enhanced brightness and ambiance

Bathrooms (Updated 2024)

Stylish, modern upgrades throughout:

- **Quartz countertops** with coordinated sinks
- **Modern faucets and fixtures**
- Fresh interior paint
- **Toto & American Standard toilets** (premium quality)

Bedrooms & Flooring

- **Engineered wood and high-quality laminate flooring** throughout the home
- One bedroom upgraded with **new premium carpet**

Sprinkler & Irrigation System

Sprinkler system upgraded with a new Rain Bird controller for improved automation and efficiency.

Most sprinkler heads upgraded with premium professional-grade heads from Hunter and Rain Bird for better coverage and durability.

Wide variety of new replacement spare parts available in the garage for future maintenance and quick replacements when needed.

Addendum: Fortified Roofing Overview

What Is FORTIFIED™ Roofing?

FORTIFIED™ is a voluntary construction standard from the **Insurance Institute for Business & Home Safety (IBHS)** designed to strengthen homes against:

- High winds
- Heavy rain
- Hail and severe storms

Key Fortified Roof Features

A certified system typically includes:

- **Enhanced roof attachment** (increased nailing strength & spacing)
- **Sealed roof deck** to prevent water intrusion
- **Reinforced edges & flashing**
- **Advanced underlayment systems**
- **Strict installation methods (including 6-nail patterns)**
- **Third-party inspection & certification**

How This Home Compares

This property includes many Fortified-level upgrades:

- ✓ Sealed roof decking
- ✓ Enhanced underlayment system
- ✓ 6-nail shingle installation
- ✓ Improved ventilation & drainage

⚠ While not officially certified, the construction quality exceeds standard building code requirements and closely aligns with Fortified performance standards.

Benefits to Homeowners

- Increased storm resilience

- Reduced risk of leaks and damage
- Longer roof lifespan
- Potential insurance advantages
- Enhanced resale appeal and buyer confidence

Summary:

This home has been thoughtfully upgraded with **high-quality materials, modern systems, and resilience-focused improvements**, making it a strong and reliable investment.