



LIST OF UPGRADES

Engineered wood flooring (removed all carpet)	4/21	9,573.00
Heated saltwater pool with travertine coping and dual waterfalls	8/21	57,057.00
Generac Generator (natural gas) 22kW	8/21	14,449.00
Landscaping remodel with French drains, irrigation	9/21	9,303.00
Side and back yard paver walkways	9/21	4,200.00
Side and front fences	9/21	7,845.00
Irrigation system remodel and updates	9/21	3,013.00
Screened Porch	9/21	1,320.00
Dishwasher	9/21	846.00
Washer and dryer	9/21	865.00
Microwave	9/21	689.00
Dryer blower vent replacement	9/21	850.00
Security system replacement	9/21	770.00
Exterior coach lighting	9/21	930.00
Two storm doors with pull-down screens	9/21	1,190.00
Natural gas hot water heater (50 gal)	4/22	
Sewer line clean-out repaired, updated	4/23	3,500.00
Whole-house water filtration system	4/23	1,050.00
Bathroom remodel of 2 bathrooms, toilets, sinks, cabinets, faucets	6/23	13,877.00
Replaced all exterior hose bibs	6/23	828.00
HVAC drain line replaced	6/23	800.00
Extra deep Krauss stainless steel sink with touchless faucet	6/23	490.00
Updated generator warranty - 10 year total mfg, annual maintenance	8/23	3,000.00
Insulated garage door and 3/4hp opener	10/23	3,190.00
Exterior painting (Sherwin Williams) and trim repair	10/23	3,795.00
Added attic insulation and made repairs to attic	11/23	2,527.00
Added extra attic decking	11/23	800.00
Added two active solar vent fans	11/23	1,250.00
CertainTeed 50 yr Landmark Solaris roof	12/23	32,785.00
6' Whole house gutters, leaf covers, downspouts into French drain	12/23	6,600.00
Renewal by Andersen windows (27) with screens	3/24	67,298.00
HVAC Trane XV18Seer2 5T complete system, gas furnace	9/24	27,143.00
Replaced dryer roof vent and vent pipe	11/24	950.00
Refrigerator	4/25	1,500.00
LED recessed lighting	11/25	1,050.00
Fresh interior paint (walls, ceilings, trim)	11/25	5,400.00
Jandy pool heater and Jandy salt system	12/25	7,690.00
Electrical and lighting inspection, breaker replacement	12/25	1,292.00
Generac - Valve maintenance adjustment	4/26	495.00
Garage interior paint	6/26	900.00

Total Improvements \$301,110