

Upgrade	Cost	Description	Year
New Windows	\$17,250.00	Simonton Asure Windows – Double pane, double hung w half screen	2021
Add storm door	\$418.00	Basement storm door with retractable screen in door	2021
External paint and deck/porch repairs	\$7,677.00	All outdoor surfaces painted, risers replaced on stairs	2022
Wood laminate flooring	\$8,394.88	Neptune LVP in all rooms except master bathroom	2021
Spray insulation	\$1,960.00	Spray insulation in garage and understairs to improve heating/cooling above	2022
Electrical work	\$1,096.00	- Add light switch at bottom of stairs - Fixed bad light circuit and replaced circuit in breaker - Add Ethernet jack port to basement closet to connect LAN to upstairs (useful for adding Access Point upstairs or for office)	2020/2022
Septic work	\$3,337.00	- Pumped three times (every 3 years since 2018) - Flushed and treated the drain field plus preventive maintenance to ensure lifespan (done in 2024)	2018/2021/2024
Leaf filter gutter	\$1,652.00	Gutter guards around whole house	2021
HVAC	\$8,900.00	2-Stage HVAC system, all new AC/Furnace	2023
New Sod	\$5,650.00	Emerald Zoysia Sod installed near front of house, mulch all other areas	2024
New Appliances	\$1,900.00	Oven and range, microwave, and dishwasher	2024
Master Bath Flooring	\$2,000.00	Eagle Floors Scratch boss LVP	2024
Master Bath Vanity and Sink	\$1,224.00	Calacatta Palermo Quartz with Chemcore Lotus Sink	2025
Kitchen Counter top and Sink	\$3,295.00	Ranier Quartz with UrbanPlace Congregation Dual Sink	2025
Toilets	\$200.00	Glacier Bay Dual Flush	2025
Lighting	\$400.00	New modern lighting throughout house	2025
Shower refinish	\$1,500.00	Cleaned and refinished, patched holes from shower door	2025
Fresh paint	\$5,000.00	Nebulous White on all walls, all trim, baseboards, doors painted	2025
Hot Water Heater	\$2,100	Replace old hot water heater (13 years old)	2025
Water Pressure regulator w/ Main shutoff	\$500.00	Replaced faulty pressure regulator and update water main shutoff valve to code	2025
Total Improvements	\$74,453.88		
<b>Non-Upgrade Related Bonuses</b>			
Termite Bond	\$178 Annually	Active termite bond that can be renewed annually in April until 2029 when a full re-treatment (liquid bait)	
Quarterly Pest Control		House has been sprayed quarterly for insects since 2018	