

10111 Valley Forge Improvements

Date	Event	Description
Apr-02	Landscaping	Replaced landscaping, installed drainage; replaced sprinkler control box; added pavers adjacent to west kitchen wall. Landscaping is professionally updated at least once per year.
Oct-03	Kitchen window	Replaced bay window with Pella windows.
Aug-04	Appliances	Replaced oven, microware and dishwasher.
Sep-04	Hardie Plank Siding	Replaced siding, soffits, & trim with Hardie plank; painted exterior; enlarged rear deck; added ceiling fan; replaced bedroom windows with double-paned windows.
Sep-04	Gutters	Added gutters and downspouts
May-05	Garage	Replaced garage door and opener.
Jan-08	2nd Floor Master Bath & Guest Bath Remodel	Master bath: ceramic tiles on shower floor & travertine on floor and shower stall walls; replaced shower fixtures; enlarged shower, installed pocket door; replaced jacuzzi tub; replaced sinks & faucets; raised & installed granite countertops; replaced lighting fixtures; installed crown molding; replaced window shade; replaced commode; painted walls and skylight. Painted walls in bedrooms & study. Guest bath: Replaced sink light fixture; replaced bathroom flooring; replaced sink faucet. Replaced commode in 1st floor powder room.
May-12	HVAC	Replaced entire HVAC system including furnaces, all A/C components (SEER 14.5), thermostats and attic ductwork. Replaced one condensing unit June 2015.
Feb-13	Exterior Gates	Replaced wrought iron fencing at front entrance and east facing deck opposite dining room.
Jul-13	Plumbing	Replaced galvanized pipes in attic and supply line running from front of house on first floor to kitchen with PEX.
Feb-15	Plumbing	Replaced water heater.
Aug-15	Electrical	Replaced circuit breaker box.
Sept-Nov 2015	1st Floor Remodel (extensive)	Raised living room floor, installed wood engineered flooring in living, dining room, staircase, dry bar & kitchen; installed crown molding throughout; replaced powder room flooring; replaced fireplace, mantle, hearth and surrounding brickwork; replaced north windows with double-paned windows; replaced east facing sliding doors with double-paned windows; added plantation shutters to living room and kitchen windows; replaced ceiling fans in living room and kitchen; replaced ceiling lights with LEDs; replaced lighting fixtures in breakfast atrium; replaced kitchen and dry bar counter tops with granite; painted walls & ceilings; painted staircase pickets; stained bannister; painted exterior and interior of kitchen cabinets; replaced electric cooktop with gas and added disappearing downdraft exhaust fan; replaced garbage disposal; replaced kitchen sink and sink faucet.
Jun-17	Carpeting	New carpeting installed throughout 2nd floor.
Jun-17	Guest Bath	Replaced all bath tub wall tiles; replaced bath tub fixtures.
Jun-17	Front Entry	Replaced entryway floor with ceramic tile.
Jun-17	Staircase Atrium & Hall	Painted staircase and atrium walls, stained bannisters. Stained bannister and painted pickets in 2nd floor hallway.
Jul-17	Rear Deck	Replaced rear deck pickets and stain deck.
Jun-18	Roof	"Tune up" to paint flashing and stacks; repair squirrel damage; extend roof life.

10111 Valley Forge Monthly Utility Expenses & Usage: 2018

<u>Month</u>	<u>Gas</u>		<u>Electricity</u>		<u>Water</u>	
	<u>\$</u>	<u>CCF</u>	<u>\$</u>	<u>KWh</u>	<u>\$</u>	<u>Gallons</u>
January	65.12*	69.0	64.88	450.0	28.32**	3,000
February	35.99	27.0	57.37	399.0	28.32**	3,000
March	23.77	8.0	69.10	512.0	28.32**	3,000
April	21.27	6.0	66.02	449.0	66.18	5,000
May	20.57	5.0	102.12	1,127.0	56.57	4,000
June	22.04	6.0	122.67	1,307.0	80.50	6,000
July	20.59	4.0	132.84*	1,385.0	56.57	4,000
August	20.01	4.0	117.49	1,241.0	94.20*	7,000
September	14.45**	3.0	55.97	380.0	80.50	6,000
October	21.36	6.0	59.45	418.0	29.01	3,000
November	45.73	42.0	49.08**	345.0	56.57	4,000
December	<u>56.54</u>	<u>58.0</u>	<u>69.66</u>	<u>488.0</u>	<u>67.23</u>	<u>5,000</u>
2018 Totals:	\$287.87	238.0	\$784.73	8,501.0	\$493.13	53,000
Average/Month:	\$23.99	19.83	\$65.39	708.42	\$41.09	4,417
*Highest Month:	\$65.12	69.0	\$132.84	1,385.0	\$94.20	7,000
**Lowest Month:	\$14.45	3.0	\$49.08	345.0	\$28.32	3,000