

Additions & Upgrades to 20644 Southwood Oaks Drive Since Purchase Oct, 2010

Handicap Accessible Bathroom	19,000.00	
Generac 20 kw Generator System	11,000.00	
Plantation Shutters	6,500.00	Entire home has plantation shutters
Laminate Wood Flooring in Bedrooms	6,000.00	
LED Ceiling Light Fixtures	750.00	Replace flood lamps w/ LED enclosed unit - prevent air flow through fixture
Micro Irrigation System	1,500.00	Front & rear beds, patio & courtyard
Landscape (Fountain, Flagstone, Beds)	7,400.00	
AC/Heating Upgrade 5 Tons - 21 SEER	15,000.00	Total cost \$25,000 - replacement of same equipment was \$10,000
Upgrade ceiling fans & light fixtures	4,400.00	Includes electrical work for undercounter lighting
Moen Motion-Sense Kitchen Faucet	500.00	
Total	72,050.00	

Replacements:

7/2017 - Entire AC & Heating system and Ductwork - 2 units - 2 & 3 tons - 21 SEER; old system was contractor grade
8/2017 - New carpet in bedroom and closets
6/17/2019 - New roof w/ GAF-ELK Ultra HD shingles w/ lifetime warranty; 10 year warranty on workmanship

Previous upgrades & additions to property

2006	40,016.00
2008	61,000.00
Total	101,016.00

Total Upgrades Since Construction 173,066.00

IMPROVEMENTS ON HOME - Previous Owner

Month/Year	Type	Cost
2006	Frieze Pad	\$1000
	Landscape Lighting	\$2250
	Shutters	\$11,000
	Slate Patio	\$5438
	Landscaping	\$6284 14,000
	Sprinkler System <i>Micro sprinklers</i>	\$2400
	Wrought Iron Gate	Approx. \$2500
	Additional Hardware <i>Front Door</i>	\$400
	Outdoor Ceiling Fan + <i>speakers</i>	\$800
	Master Bathroom Paint	\$500
	Kitchen Aid 42"	\$5694
	Knobs	\$250
	Breakfast Room/Master Bath Lighting	\$1500
	<i>Foyer Shelving</i>	
	<i>Sunroom Bookcase</i>	
	<i>Family Room Cabinets</i>	
	<i>Filtered / Softened Water system</i>	
	<i>Instant Hot Water</i>	

\$ 40,016

Please Supply (if Available): _____ Copy of Survey _____ Appraisal

IMPROVEMENTS ON HOME

Month/Year	Type	Cost
2008	Marble Fireplace (Hearth & Surround)	
	Water Softener	
	Recent Faucets	
	Instant Hot Water Faucet	
	Interior Paint	
	Exterior Paint	
	Extended Slate Patio (Back & Side)	
	Exterior Lighting	
	Additional Sprinklers	
	French Drains	
	Gutters & Guards	
	Light Fixtures & Fans	
	Extended Granite Island With Built Ins	
	Additional Front & Back Landscaping	
	Wall Display (Sheetrock) & Lights	
	Stain & Wax Cabinets	
	Sunroom Built Ins	
	Landscape Lighting	
		Total: \$61,000
Please Supply (if Availble):	Copy of Survey	Appraisal