

5638 Long Creek Ln. Upgrades per seller

Replaced underground electrical line going to the panel. These eventually deteriorate over several decades, most Inwood homes still have original line. Approx cost \$10,000
Whole house surge protector installed.

Water line going to the house from the street was replaced with a larger size. There was nothing wrong with the previous line but we thought we might need a bigger line for the sprinkler system.

HVAC is heat pump system which is much more energy efficient than traditional A/C.

Dual thermostats (up & down) can be controlled by Honeywell app on a smart phone.

Whole house ventilation flow received a major overhaul. Many ducts were changed out for correct sizes that allowed the air flow to be balanced throughout the house. Whole house filter in the attic air handler filters the air before it goes into the system

The air handler and dual control thermostats were installed around 2015 or 2016. The outside unit is older, around 2010 or so.

Living room professionally wired for surround sound. Wires can be used or removed.

Extra heavy duty water heater installed 2016.

Roof: Techshield plywood was installed when we replaced the roof, ridge vents added. It's a great radiant barrier. The underlayment for the shingles is Stormguard (you can Google it). This is not normally put on a roof unless the roof is metal or tile. Typically, cheaper tar paper is used. The shingles are 40 year shingles.

Pool: Filter plus mechanicals and housing for filter replaced this year, cost \$2,200. Pool has multicolored LED lights that were installed a few years ago. It also has several programs and colors to create quite a show. It recently stopped working. I am guessing it's due to a switch or transformer. Attempted to reach company who installed it but they may have gone out of business. Could just be a loose connection, we don't know.

The gas meter and line to the pool were removed by the city because we didn't use any gas for many years. The pool heater is the only thing that uses gas. That would have to be reinstalled by a plumber who can attach gas lines if you wanted to heat the pool.

Top of the line induction cook top and upgraded vent hood installed a few years ago.

I replaced the automatic sprinkler system control box in the garage a few years ago. They don't last that long in the heat and humidity of the garage. Now, they have controllers that can be controlled by an app. It would be an easy replacement for DIY.

