

# List of Upgrades

## *Upgrades*

- Techshield attic barrier
- Built-in cabinets in den
- Built-in drawers and cabinet in master bedroom closet
- Certain selections - wood floors, carpet, tile, granite/solid surface counters, cabinets, backsplash tile, etc.
- Wiring and volume control for back porch speakers
- Den and media room pre-wired for surround sound
- Additional refrigerator water supply in laundry room

## *Pool and Spa*

- Two speed pump replaced in 2016. Provides similar energy savings as a variable-speed pump. Aqualink controller board/operating system upgraded to an RS8 from RS6 to accommodate two-speed relay and additional features including iAqualink smartphone control capability.

## *Landscaping*

- Jasmine wall trellis at front entry.
- Extensive aggregate and flagstone decking and paths, stone beds, and plantings in the backyard (2004-2006).
- Four live oaks planted in the backyard behind pool in 2008
- Gazebo with hanging outdoor chandelier added in 2008. Fabric top replaced in 2018
- Grilling patio deck extension finished out in 2015

## *Improvements*

- Cased windows in the den and breakfast area.
- Two-inch blinds installed on most windows
- French doors added to fully separate the game room from downstairs.
- Two hot water heaters installed November 2019
- AC units upgraded to American Standard SEER 13 in 2012
- Kitchen faucet - Hansgrohe high-arc pull down faucet
- Dishwasher - Kenmore Elite in 2007. Very quiet (49 dB) and effective.
- Garbage disposal upgraded to 1/2 hp.
- Powder bath vanity and faucet (chalk painted white)
- Master bath faucets
- Garage walls painted
- Light timer switches: At front door for front entry and coach lamps and one in garage for exterior garage light
- Work desk and cabinets added to laundry room (water supply for a refrigerator available behind left cabinet)
- Small wall cabinet added over master toilet for additional storage
- Updated light fixtures for entry, dining room and breakfast area
- Rachio home automation sprinkler system installed in 2020.
- Gutter covers.
- Rear surround sound speakers for Den.