

4019 Brynmawr House upgrades (dated 31 Mar '21)	costs	comments
<b>recent work on house</b>		
trees trimmed and added mulch/soil	\$2,000	
complete paint job exterior	\$8,000	
replacement all exterior (entry/spot) lights	\$2,000	
added two solar powered attic fans	\$2,000	
added attic storage space	\$0	
Total additional work costs (excl. from sqft costs)	<b>\$14,000</b>	
<b>original upgrades newbuilt</b>		
beam grid foundation (porches are integrated into foundation)	\$10,000	
sprinkler system yard (70 heads)	\$8,000	
extended gutters all around	\$3,000	
waterpurification system (Kinetico, incl. softener and RO system)	\$8,000	
added blinds all windows	\$9,000	
customized interior light fixtures (Tree of Life series)	\$5,000	
crownmoulding whole house (double in high ceiling areas)	\$6,000	
more luxurious trim door/window casings (flutes, rozettes) whole house	\$8,000	
wainscot wood paneling and built in bookcases (in foyer and study)	\$5,000	
higher grade tiles flooring/walls (bathrooms, kitchen, laundry, corridors)	\$8,000	
high grade hard wood flooring (foyer, living, study)	\$9,000	
upgraded chimney breast (extrawide fireplace, stone cover, wooden shelf	\$7,000	
covered all porches with high grade tiles	\$5,000	
upgrade staircase foyer (hardwood treads, balustrade, ornamented posts)	\$4,000	
upgrade granite counter tops (bath rooms, living, kitchen, laundry)	\$7,000	
upgrade cabinetry (Kraftmaid) wetspaces whole house	\$19,000	
light tube foyer	\$1,000	
wired speaker connections all around (incl. manual volume setting)	\$1,000	
installed additional bookcases/media storage media room	\$3,000	
added complete archive room with bookcases	\$5,000	
Total additional work costs (above average standard home)	<b>\$131,000</b>	
Total additional work costs per square footage (4435 ft2)	<b>\$30</b>	