

## Improvements

## Amount

Interior Paint	\$12,000
Exterior Paint + misc carpentry/repairs	\$5,500
Appliances - dishwasher, wall oven, range hood	\$2,000
Granite countertops - kitchen and bathrooms	\$7,500
Tile in Bathrooms	\$7,500
Backsplash tile in Kitchen	\$1,500
Carpentry work with custom cabinet doors and drawers.	\$6,500
New hardware	\$1,500
New light fixtures	\$2,000
Landscaping	\$1,700
Repaired interior garage.	\$2,000
Trimmed trees.	\$1,500
Fixed electric gate.	\$600
Replaced all air ducts.	\$6,000
New floors.	\$10,000
Misc - handyman work and clean up	\$1,500
Plumbing + electrical	\$2,200
Whole House Generator - 2021	\$10,000
Electric Gate - 2021	\$5,000
<b>Total</b>	<b>\$86,500</b>

Whole house generator and electric gate add about \$15K of value as per replacement costs of these items. Gate was recently repaired. Owner has not tested backyard generator.

Prior owner claims house never flooded.