

**13103 Rockhill Point Drive
Improvement Sheet**

Item	Location/ Description	Install Date
New Roof	New Roof on House, Walkway and Detached Garage- New GAF Roofing System Plus comes with a 50 year 100% Coverage Warranty in NEW BUYERS NAME. (covers all replacement materials, installation labor, cost to tear off) Installed July 5th by Industry leader, Telge Roofing.	2022
New Carpet	1st Floor Primary bedroom & closet. 2nd Floor in all 3 bedrooms, closets, gameroom, hallway. Installed July 1st	2022
New Interior Paint	Whole home new interior paint on walls, trim, doors, ceilings & touch up work on cabinets	2022
New Shower Door	In Primary Bathroom Installed new frameless glass door for shower.	2022
New HVAC Systems	One for upstairs, One for downstairs. American Standard: Ton 16 SEER 96% AFUE 100,000 BTU Gas Furnace and Air Conditioner System	2020 2019
Swimming Pool Remodel	Entire swimming pool resurfaced, replastered with new coping & tile.	2018
Pool Pump	Pentair 011018 Intelliflo Variable Speed high Performance Pool Pump, 3 Horse power, 230 volt, energy star certified	2019
Pool Equipment	Dolphin Nautilus Plus Robotic pool cleaner	2018
Cedar Fence	New 6 ft cedar fence built	2018
Back Patio Pergola #1	Replaced the old one with a brand new cedar pergola with a blue polycarbonate rain cover, ceiling fan and lights	2018
Back Patio Pergola #2	Remodeled to make it a vaulted ceiling with wooden cedar beams, ceiling fan and lights	2018

<p>Kitchen</p>	<p>Fully renovated kitchen down to the studs; opens onto the living room; includes:</p> <ul style="list-style-type: none"> * 3 CM thick granite countertops * Glass subway tile backsplash * Custom shaker style cabinetry and drawers with high-end, soft close hardware * Dry bar with cabinet storage below and above * Under cabinet lighting on all upper cabinets as well as top row of cabinets with glass doors and lighting * Pull out trash can and two spice racks * Lazy Susan corner cabinet, and drawers for all storage, pots and pans * Apron front clay baked, over-sized sink * Massive island with room to seat four, with Dacor gas range and vent, and one cabinet and three shelves, perfect for cookbooks * New wide plank porcelain tile * Cozy breakfast nook area for cafe-sized table and stools with view of the pool * Massive 5 shelf pantry (add dimensions) <p>New appliances:</p> <ul style="list-style-type: none"> * Dacor Professional 36" Built-In Gas Cooktop with 5 burners with SimmerSear™ , Natural Gas stainless steel * Dacor 36" retractable downdraft vent (hidden in the island, mechanically raises up when needed) stainless steel * Dacor Professional Series 24 Inch 2 cu. ft. Capacity Countertop Microwave, stainless steel * Dacor Professional Series 30 Inch 4.8 cu. ft. Total Capacity Electric Single Wall Steam Oven with 3 Oven Racks, Convection, Sabbath Mode, Delay Bake, Steam Clean, Four-Part Pure Convection, GlideRack, GreenClean technology, Star-K Certification, SoftShut Door Hinges, Electronic Touch Controls, RapidHeat Broil Element, Self-Clean Oven in Stainless Steel * Fisher & Paykel Double DishDrawer™ Dishwasher, stainless steel * Electrolux 36 Inch Wide 21.5 Cu. Ft. French Door Refrigerator with Wave-Touch Controls, stainless steel 	<p>2016</p>
<p>Office French Doors</p>	<p>Added French Doors to the front office for more privacy</p>	<p>2011</p>
<p>Laminate Flooring</p>	<p>Wood look laminate flooring installed in office, dining room, and on stairs</p>	<p>2011</p>