



LIST OF UPGRADES

- Roof - hail damage insurance claim 11/2022
- Gutters - hail damage insurance claim 11/2022
- Replaced entire Carrier HVAC unit (AC and Heat) 4 ton-downstairs 2010
Replaced evaporator coil and added 4" filter unit 03/2020
* yearly service contract - 2x/year
- Replaced entire Carrier HVAC unit (AC and heat) 3 ton-upstairs 2016
* yearly service contract - 2x/year
- Replaced 2 hot water heaters 03/2018
- Replaced outside sprinkler pop off system (backflow preventer) 03/2018
- Improved landscaping 10/2022
- Backdoor lighting 11/2022
- Sprinkler system checked and improvements made 10/2022
- Yearly termite inspection maintained - 2x/year - no termites
- Granite countertops and painted cabinet doors in kitchen 2012
- Replaced oven, cooktop and microwave 2012
- Added or replaced tile flooring in master bathroom, front entry, dining room, half bath, shared bathroom upstairs 2012
- Replaced shared bathroom toilet upstairs 2012
- Updated entire shower and tile around tub in master bathroom 09/2016
- Carpet replaced in entire house 09/2016
- Inside painting in all areas/rooms 09/2016
- Replaced downstairs entry and master bath toilets 09/2016
- Replaced entry vanity 09/2016
- Ceiling fans throughout the house 09/2016
- Doorknobs throughout the house 09/2016
- Blinds throughout 09/2016
- High-end dishwasher and replaced disposal 10/2017
- Replaced kitchen sink faucet 10/2022
- Garage door track and motor unit 2014
- Replaced both garage door springs 08/2022
- Added insulated attic stair tent to upper attic 2020
- Added 2" of insulation material to upper attic 2019
- Washer and dryer (can remain-good working condition) 2015