

262 Dale Ridge Lane - Improvements and Upgraded Features

Upgrades to Privacy, Insulation, and UV protection - creating Cooler Rooms while reducing Power bill-

- Internal 3M™ Envision™ Window Film installed in the owner's bedroom & bathroom, front & back doors, second-level bedroom, and one of the second-level south facing windows (stairwell). Product has a lifetime warranty.
- External Solar Screens installed on all east facing, west facing first level, backyard, owner's bedroom, and north-facing bedroom window. Product has a lifetime warranty.
- Ceiling Fans installed in the second-level bedrooms, second-level game room, first-level bedroom (next to the laundry room), and backyard patio.
- Blinds installed on six second level windows.
- Internal 3M Frosted Window film installed on all 20 of the glass panes for the two French doors (the room on first level before the stairs) to prevent visual distractions and provide absolute two-way privacy. Product has a lifetime warranty.

Improvements to Fence, Gates, Driveway, Roof & Lawn creating Security, Safety & Improved access to Home & Backyard-

- Installed 28 three-foot length POSTUP Fence steel posts onto the west-facing and east-facing wood fence posts.
- Installed hundreds of Simpson Strong-Tie galvanized steel brackets with Simpson Strong-Tie Galvanized steel fasteners onto all wood panel joints of the entire fence perimeter.
- Moved the south-east facing fence posts and slats forward 20 feet to extend the private and secure usable space in the backyard.
- Installed a second gate to the backyard on the south side.
- Expanded the driveway on both sides with 6-inch depth concrete and thicker diameter rebar connecting the new sections to the original

concrete – interlaced with numerous cross-sectional rebar throughout the entire surface area of the newly poured concrete.

- Installed rain gutters on the north, south, and west sides of the home preventing “trenching” of the grass from rain runoff, avoiding excessive moisture saturation of the foundation, and providing seamless water drainage during intense storms.

Upgrades off additional safe Storage space with discrete Usage, and expanded Functionality for all your Organizational needs.

- Installed six 8'x4' steel Safe Racks onto the garage ceiling providing 192 square feet of additional safe overhead storage – including over Hurricane storm shutters for all first and second-level home windows. Racks double as shelves to hang tools, bikes, ladders, chairs, accessories, etc.
- Installed an additional storage shelf in the laundry room.
- Installed a built-in kitchen wastebasket that glides in and out of the cabinet.
- Installed two additional electrical outlets in the roof/attic which accommodate the need for the placement of home security cameras or other devices in the front, backyard, or other room; or for holiday decoration plug-in sources.
- Installed other convenience-related and structural enhancement accessories in bathrooms, the kitchen, the garage, the patio, and the front porch.
- Increased safety and peace of mind.
- Upstairs has a dedicated second-level emergency or fire escape ladder.

Entire home interior repainted with Sherwin Williams premium quality paint, new carpet and padding installed and front door refinished in October 2023.

****Combined upgrades and improvements valued at approximately \$27,000.***

