

# List of Upgrades

## COMPASS

---

01. AC- Trane (2017) \$7,400
02. Hot water tank- Rheem Pro Plus 40 Gal (2015) \$1,000
03. Water softener- Kinetico S150 Dual Tank (2013) \$3,290
04. Leaf cover in gutters (2021) Costco, (Installed by owner)
05. Updated (replaced) all wood flooring in all living area, bedrooms, study and closets (2020)
06. Replaced tile flooring in kitchen, master bathroom, bathroom and laundry (2020)
07. Replaced kitchen countertop by larger one, including new deep sink and faucet (2020)
08. Added tile in the wall of the master bathroom (2020)
09. Added tile in the wall of the secondary bathroom (2020)
10. Replaced bathtub (jacuzzi) in master bathroom (2020)
11. Installed glass curtain in the tub area of the secondary bathroom (2020)
12. Replaced exhaust fans with low noise units in both bathrooms (2020)
13. Installed glass enclosure in the shower of the master bathroom (2018)
14. Replaced polymer countertop by quartz countertop in master bathroom (2020)
15. Installed new (taller) cabinet under the countertop, with soft closing drawers, in the master bathroom (2020)
16. Installed taller door and additional shelf in master bathroom cupboard/vertical storage cabinet (2020)
17. Installed replacement closet door (2020)
18. Installed bidet feature in both bathrooms (2012)
19. Installed new sink faucets in both bathrooms and tub faucet in the master bathroom (2018)
20. Widened and installed taller doors, and added soft closing shelves to kitchen pantry, significantly increasing storage volume (2020)
21. Installed Elfa system shelving in the secondary bedroom closet (2011) \$751
22. Installed Elfa system shelving in the master bedroom closet (2011) \$4428
23. Installed Elfa system shelving in the hall closet (2011) \$187 (installed by owner)
24. Install connection to external generator and interlock switch in the electrical panel (2021)
25. Replaced legacy garage door opener with smart (internet accessible) opener (2023) \$202.95 (installed by owner)

26. Installed approx. 230 sq ft of plywood flooring in the attic
27. Updated alarm system to include motion detection in the living area (2016)
28. Replaced 4 cracked driveway panels (cracked since house was purchased in 2011, as included in seller's disclosure) (2022)
29. Installed 3 LED lighting fixtures in the garage (2018)
30. Installed French drain in backyard (2015)
31. Replaced ceiling fan in study with modernized remote controlled unit (2016)
32. Replaced ceiling fan in master bedroom with modernized remote controlled unit (2020 or 2021)
33. Installed museum style picture hanging system in Living (2020)
34. Installed side door, with screen door, on the side of the garage to access patio (2020)  
Installed UV film in all windows