

**Home Improvements**  
1818 Winter Knoll Way

Improvement	Date	Product	Warranty	Room(s)	Value
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**Recent Major Improvements**

Gutters	Jul-23			Whole wrap	59K
Roof	Feb-22	GAF	Yes	Install New Roof	
Fence	Jul-20			Install New Fence	
Foundation Repair	Sep-14	Olshan	Yes/sign paper	Whole house repair	

**Kitchen Island Renovation**

Gas cooktop	Sep-23				18K
Quartz countertop		Kitchenaid	Yes	Manufacturer	
New Gas line					

**Landscaping Improvements**

Plants	Jun-23			New plants	4.2K
Rumblestone Border				Install around trees (front), install front/back beds	
St. Augustine Grass				Prep ground & Lay Grass	
Upgrade irrigation				Sprinkler system modifications/add zones	

**Plumbing Improvements**

Hot Water Heater	Nov-23	Rheem		Replaced 2010 installation (Kitchen)	3.9K
Hot Water Heater	Apr-18	Rheem	Attic	Replaced 2010 40 gal w/50 gal (Primary bath)	

**Renovation Project**

Fascia/Trim	Nov-15			House/Garage	110K
Paint				Whole house (outside/inside)	
Travertine work				Primary/Full bathrooms	
Floors				All rooms upstairs	
Floors				Primary bedroom	
Toilets/Faucets/Hardware				Primary/Full bathrooms	
Cabinets				Primary bathroom, Butler's pantry	
Shower/Tub				Primary bathroom	

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<b>Window Project</b>				
Windows (18 New)	May-15	Anderson	Yes/Transfers	Kitchen/Den, Living, Primary bed/bath, Green/Tan bedroom, Jack/Jill bath
Shutters	Jun-15	Wood		Kitchen, Den, Living room, Gameroom, Foyer
Shutters	Jul-10	Wood		Bedrooms, Primary bath & closet, Laundry

**52.6K**

**A/C & Heating Improvements**

New 4 Ton Coil	Jun-21			Replace 4 ton coil & plenum carrier
NEW 3 Ton Coil	Jul-15			Replaced Evap Coil and Add Air Supply Plenum
NEW 4 Ton Furnace	Jul-15			Replaced 4 Ton furnace
NEW 4 Ton A/C	Apr-13	Lennox		Replaced 4 Ton condenser/upflow box coil
New Air Scrubbers x 2	Apr-15			Add Air scrubbers & Increase duct run to Primary Bedroom
NEW 3 Ton Furnace	Mar-13			New Furnace, Filter system, add UV lights
NEW 3 Ton A/C	Mar-12	Lennox		Replace condenser, Evap Coil, Add MERV 10 filter
New Drain Pan	Jul-10			New Drain Pan, Safety switch/float, maintenance

**42.4K**

**Misc. Improvements**

Lighting	Mar-24			under cabinet
Ceiling Fans	Mar-24	Hunter		Primary bed/bath, Living room, Office,
Shower/tub door	Mar-24			Gameroom, Upstairs bedrooms
Termite Treatment	Aug-23			Green bathroom
Fireplace	Nov-14			House (inside/outside) & garage
Electric Box	Nov-13			Gas Log & Safety cleaning
Radiant Barrier	Jul-10			Garage, Protection for Whole house
Attic Stairs	Jul-10			Attic, also added insulation/attic tent
				Installed Heavy duty version

**13K**

**TOTAL VALUE ADDED 314K**