

# 17607 Hidden Forest Dr

## Home Improvements List

Year	Improvement	Amount
<b>2024</b>	Front mailbox flower beds, annuals replaced w/perennials	\$250
<b>2024</b>	New flooring throughout. Carpet on stairs & all of upstairs, tiled all of downstairs, New paint throughout whole interior. New granite vanities with new faucets, lighting, toilets in master bathroom and upstairs bathrooms. New master bathroom shower, with porcelain tile, built in nook, shower head/water controller and frameless shower door upgrade to "spot free" type glass. Master bath soaking tub with new tub refinish. New mirrors in master and upstair bathrooms. Misc. handyman work (cabinetry knobs/pulls, touch ups, chimney cap, etc.).	\$40,000
<b>2024</b>	2" Blinds for windows	\$1,500
<b>2024</b>	Bathroom Mirrors upstairs and master bath	\$1,500
<b>2021/2022</b>	Microwave by Sharp can be either countertop or used as a built-in.	\$250
<b>2019</b>	Dishwasher by KitchenAid. Lifetime limited warranty on stainless tub & door liner.	\$1,500
<b>2019</b>	Laundry washer and dryer by Kenmore Elite	\$2,000
<b>2018</b>	Changed germicidal UV lights w/new ones.	\$500
<b>2016</b>	Removed old duct board and replaced w/new.	\$4,850
<b>2016</b>	Added decking/walkway in attic.	\$200
<b>2016</b>	Elevated outside A/C units with additional pad/concrete like pad	\$96
<b>2016</b>	Added germicidal UV lights to both A/C air handlers	\$500
<b>2016</b>	Duct system pressure tested & sealed	\$850
<b>2016</b>	Whole house media MERV 11 to both systems (A/C & Furnace)	\$300
<b>2016</b>	Misc items replaced related to HVAC wall penetrations, etc.	\$120
<b>2016</b>	Two American Standard top of the line A/C units w/transferable warranty	\$25,820
<b>2016</b>	Two American Standard top of the line furnaces w/transferable warranty	do not recall
<b>2015</b>	New water heater	\$2,165
<b>2015</b>	Roof w/ transferrable warranty by Owens Corning	\$20,000
<b>2015</b>	Front porch ornamental iron gate.	\$1,900
<b>2014</b>	Driveway gate and ornamental iron fence	\$2,670
<b>2011</b>	Garbage disposal, 3/4 horsepower by insinkerator	\$380
<b>2001</b>	Sensa brand granite in kitchen and half-bath. Lifetime transferable warranty.	do not recall
<b>Total</b>		<b>\$107,351</b>