

UPDATE 2109 Winrock Home Exclusions and improvements June 8, 2024

Exclusion Items

- Washer/dried stack
- Curtains and rods
- Any detachable or not attached, functional appliance like coffee maker, toaster oven, microwave, air fryer; or ornamental items (e.g. paintings, vases, statues, etc.)

Home improvements:

1. All brand-new windows with ENERGY STAR insulated glass for lasting performance, energy savings and comfort. (2024 \$11K)
2. New CARRIER Performance Series High Efficiency AC with germicidal UV light system (2022 \$14K)
3. New AMERICAN Brand water heater with estimated 242 therms yearly energy use (2022 \$2.5K)
4. Remodeled kitchen and all bathrooms (2020-2023 \$19K)
5. New SAMSUNG top glass range (2023)
6. Installed new Kitchen Hood with light, blowers and outside vent (2023)
7. Freshly painted (2024 \$1,500)
8. Updated fans throughout all rooms with modern HUNTER high efficiency quiet fans with light
9. Modernized intercom system and modified to work with ALEXA or any audio digital plugin device
10. Updated wood floors throughout living areas; carpet in bedrooms