

SELLER'S UPGRADE LIST
6102 Spanish Oak Drive

2022	New A/C	\$5,800
2021	New Carpet with Extra Thick Padding in All Bedrooms	3,000
2021	Pergo Laminate Flooring in Upstairs Hallway and Bonus Room	1,200
2022-2023	Interior Painting (whole house)	3,700
2022-2023	Exterior Painting (whole house)	2,500
	PRIMARY BEDROOM & EN-SUITE BATH:	
2022	New Flooring and Painting of Cabinets - Primary Bathroom	700
2024	New Carpet with Extra Thick Padding - Primary Bedroom	2,000
2022	New Keyless Entry Door Hardware w/ Deadbolts (Schlage brand)	620
2022	Wired Alarm System (Smith Thompson brand)	350
	KITCHEN RENOVATION:	9,870
2021	Cabinets - Paint and Hardware (\$1,270)	
2022	Quartz Countertops and Marble Backsplash (\$5,100)	
2022	Stainless Steel Appliances - Double Oven and Fridge (\$3,500) [Note: Dishwasher was purchased in 2020]	
2022	New Stacked Stone Marble Fireplace Surround	710
2022	Red Oak Staircase Rebuild	2,200
2022	Garage Cabinets	435
2022	New Cedar Fence on 2 sides	2,900
	PATIO PROJECT:	24,645
2022	New Exterior Patio Door (\$700)	
2022	Stamped Concrete Patio (\$7,300)	
2023	Vaulted Patio Composition Roof w/ Hardie Board Trim (\$14,000)	
2023	Patio Shiplap Ceiling (\$1,570)	
2023	LED Recessed Lighting, Electrical Outlets and Wiring for TV and Speakers (\$475)	
2023	Patio Gutters and Gutter Guard (\$600)	
2023	Concrete Work to Widen Driveway	1,400
2023	Sod/Landscaping	800
2024	New Garage Door Opener with 2 Remotes and Keypad	475
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TOTAL		\$63,305

[Note: There's no labor charge included in the amounts listed for the flooring, staircase, or patio shiplap ceiling. Receipts are available]