

IMPROVEMENTS	YEAR	COST/DESCRIPTION
Paint		
Interior	2015	Entire interior of house repainted in 2015 with other renovations (see Home remodel below)
	2023	Master bathroom - \$1500
Exterior	2012	Repaint siding of back and side of house - \$3000
	2005	Masonite siding on back and side of house replaced as part of class action suit - total cost ~\$6000
Kitchen Updates	2015	Updates done with other renovations (see Home remodel below) Replaced countertops with granite Backsplash added Microwave, double oven, stove top, dishwasher replaced - moved stove top to kitchen island Double sink replaced Cabinets completely repainted interior and exterior
Bathroom Updates	2015	
	2021	Repainted all bathrooms, replaced flooring, countertops, sinks, fixtures (see home remodel below)
	2023	Upstairs bathroom - converted bathtub to walk in shower; new flooring/walls/fixtures, flooring - \$12,000 Master bathroom remodel- New flooring/double shower enclosure, floor to ceiling cabinets, repainted - \$20,000
Pool Improvements	2022	Replaced decking around pools with stamped concrete - \$5600 (cost includes front walkway)
Outdoor Improvements	2016	Rebuild wood deck by pool with railing (treated wood) - \$5000
	2023	Replaced driveway - \$9800

Other Improvements	2015	<p>Major remodel of home: \$60,000</p> <ul style="list-style-type: none"> -Replace flooring entry way/dining room/all bathrooms/kitchen/utility room -Replace carpet living room/master bedroom/all upstairs area -Kitchen: granite countertops, all new appliances, relocate stovetop to island; repaint all cabinets -All bathrooms: replace countertops -Repaint all areas -New window coverings: shutters in kitchen/dining room; 2" faux wood blinds living room, all bedrooms
	2020, 2022	Motorized window shades: kitchen window, upstairs game room (4 windows) - \$3000
	2023	New carpet living room - \$2375
MAINTENANCE		
Roof	2015	Composite roof: replaced as result of insurance claim due to hail damage - \$19,000
	2023	Installation Leaf filter gutters to front and side of house (driveway side) - \$2600; lifetime transferrable warranty
A/C	2008	Replaced entire HVAC system (furnace, 2 outside AC units, ductwork)- ~\$15,000
	2019	Replaced 1 outside unit - \$3800
	2023	Evaporator coil replaced + replacement of 4 duct runs - \$5500
	2023	Cleaning of all air ducts and vent filters - \$2000
Water Heaters	2017	Replacement 40 gallon water heater (main attic area) - \$1400
	2024	Replacement 40 gallon water heater, secondary attic - \$2500
Furnace	2008	Replaced (see A/C above)
Fence	2016	Replaced back and side fences, treated cedar - \$1100
	2022	Replaced side fence, by driveway - \$2000

Plumbing	2024	Repair of main sewer line collapse - \$13,800
Electrical	2021	Generac generator (whole house) - \$10,200
Other	2015	ADT security system - \$4500