Upgrade List for 5019 Settlement Drive

Plumbing System

- Main water valve located inside laundry room wall to eliminate possible freezing issues
- PEX piping throughout
- PEX manifold system to isolate every line in the house
- All PEX piping insulated in the attic
- On demand gas powered Rheam water heater
- Potassium based water softener
- Whole house water filter
- Automatic sprinkler system (9 stations) surrounding the house and strip across the driveway)

Structural

- Hurricane clips on 100% of roof rafters
- Dead bolts on front door and patio door

Electrical

- Propane fired whole house Generac electric generator
- Whole house surge protection at Generac transfer switch
- Two floor outlets in Family Room

Energy Efficiency

- Low-e double pane vinyl double-hung windows with swing-in motion to clean bottom pane from inside
- Garage walls and ceiling insulated same as rest of house
- Insulated garage doors
- 90% solar screens on west facing windows
- Honeywell programmable thermostats on both AC/Heating units

Additional Amenities

- Gas log (propane) fireplace (direct vent) with remote control
- Propane line to patio for grill
- Propane line plumbed under existing cooktop for optionality
- Induction cooktop (requires steel pots and pans to work)
- 110-volt outlets under eaves connected to switch at front door for Christmas lights
- 30x40 shed with two 10'x10' overhead doors and electricity, including 240-volt welding plug & 30-amp 110-volt welding plug
- Electricity to greenhouse, with thermostat activated exhaust fan
- Tray ceilings in Family Room and Master Bedroom
- Sitting area off Master Bedroom
- Functional doors at base of jacuzzi tub for easy plumbing access
- LED lighting throughout the house
- Undercabinet lighting in Kitchen
- Deep sink and cabinet in Laundry Room
- Soft close garage door openers
- Stainless Steel appliances in Kitchen
- Beadboard cabinets with matching beadboard accents on kitchen bar and the fireplace
- Glass inlay Pantry Door
- Manual sprinkler system for the fenced in garden