

Upgrade	Description	Date or approximate date	Cost	Guarantee
<b>Utilities</b>				
Trane HVAC	Internet connected system. - Trane ComfortLink II 850. Independently set humidity control, heat, and cool. Run continuously without having to specify heat or cooling. Runs with variable speed to enhance comfort and almost eliminate the feeling of blowing air. Currently running MERV 13 filters - MERV 16 readily available, if desired.	Nov - 2018	\$ 21,125	5-10 yr depending on parts
Tankless water heater	Attic	Apr - 2021	\$ 3,442	5yr parts and 10yr heat exchanger
Whole home surge protector	Surge protector to provide additional protection to all circuits.	Nov - 2018	\$ 1,120	
Moen water shutoff valve	Sensing and shutting off water if needed.	Jun - 2023	\$ 996	
myQ Liftmaster	Internet connected garage door opener	Sep - 2021	\$ 450	Warranty is not transferable
High speed mesh tri-band wifi network and cable modem	Orbi high speed mesh network with 5 stations (including garage). Includes Arris internet modem (Own a good modem, don't pay cable company.)	2018 and 2021	\$ 1,200	Roughly \$1200 value. Cost more at the time.
<b>Building</b>				
Wincore Windows	Wincore 8800 Stormforce windows with Low-E and Argon gas w/half screens and White	Jun - 2018	\$ 24,170	Limited Lifetime
Window blinds	2" wide blinds	Jul - 2018	\$ 1,800	
Hurricane resistant shingles	Owens Corning TruDefinition Shingles with SureNail technology for wind resistance. 2.5X pull through and 9X better blowthrough.	Jul - 2019	\$ 13,699	Limited Lifetime warranty - transferable one time (this time).
CoolAttix thermal barrier	Reflective barrier	Nov - 2010	\$ 1,950	Lifetime warranty
Replaced exterior wood with James Hardie plank, soffit, and fascia.	Durability and good looks that wood cannot match.	Jan - 2007	\$ 13,800	Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.
Backyard eaves trough	Upgrade compared to builder - which provided only front side	Aug - 2021	\$ 620	
2 select Storm doors plus new high thermal insulation back door.	High strength glass door with interlock bolts			
(Front door replaced with high insulation door at an earlier date.	Also new high insulation value inside door	Jan - 2018	\$ 2,682	
Medco lock upgrade	All new frame and installation of both doors	Jun - 2021	\$ 414	
	Medco locks are a high quality precision brand			
<b>Accents</b>				
Exterior painting		Mar - 2019	\$ 5,380	
Interior painting		Aug - 2018	\$ 8,200	
Tile flooring	Wood look tile floor with brighter kitchen, dining, bathrooms	May - 2021	\$ 6,162	
BigAss fans	Silent remote control fans with lights in living room, family room and master bedroom	Aug - 2019	\$ 1,396	Assumed 50% of the invoice was for fan installation of all three fans.
			\$ 108,605	