

## *Improvements*

### **POOL – APPROX. \$20,229**

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- **2016 – \$1,700** Pentair Intellichlor IC-40 salt chlorine generator, wiring, plumbing and installation
- **2016 - \$1,050** Pool filter, sand filter, electrical & plumbing
- **2016 - \$6,900** Pool liner – resurface w/ vermiculite, new foam walls, new liner, water load from tank truck
- **2016 - \$2,749** Pentair lighting system and Intellibrite controller, installed
- **2018 - \$180** Solar cover (now using liquid cover)
- **2020 - \$6,500** Pool heater and variable speed pump, wiring, plumbing, gas feed, power panel
- **2020 – \$1,150** Polaris 9450 programmable robotic pool cleaner

### **HOUSE, GARAGES, YARD – APPROX. \$122,358**

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- **2015 – \$55,000** Added 3rd bedroom to upper level, walk in closet, furnace and A/C closet, all exterior work to match existing. Includes all electrical, re-ducting of furnace & A/C. (Bedroom 4 on data sheet)
- **2015 – \$500** Water detection device added to base of upper furnace
- **2015- \$3,900** Re-carpet upper and stairwell to upper. All walk in closets have carpeted floors
- **2015 - \$7,900** Rebuild attached garage interior – complete rebuild of interior and add heater. Insulate walls, blow insulation into attic, add OSB to finish all walls, add "OSB for attic flooring, install garage heater, run gas lines, add chimney vent, thermostat, ladder & access panel to attic
- **2015 - \$1500** Electrical for garage rebuild – lighting, wall outlets, power for door openers
- **2015 - \$ 850** Add entry door to NE corner of garage leading towards hill garden and detached garage
- **2015 - \$1,200** Add & update exterior lighting, add lamps to back porch & garage, entry doors
- **2015 - \$1,100** Kitchen, build enclosure with back shelves for refrigerator, includes electrical work
- **2016 - \$99** Add land line to backup cell phones in case of emergencies. Home no longer had active line
- **2016 – \$0** Clear vegetable garden (south of MBR), add soil, backfill ravine
- **2017 - \$7,273** New HVAC & air conditioner for lower level
- **2017 - \$5,268** New Furnace and associated duct work for lower level
- **2017 - \$1,847** Lower - Humidifier with hydrostat, UV air purification, polarized air cleaner, WiFi stat
- **2017 - \$1,398** Upper - Humidifier with hydrostat, polarized air cleaner, WiFi Stat (No UV in upper)
- **2017 – \$438** Custom duct work, add new seasonal air return vents DR & Den (Summer/Winter)
- **2017 – \$1,400** Garage door and liftmaster for detached garage
- **2018 - \$2,700** Paved sidewalk from driveway to north entry door – remove old sidewalk, raise elevation (it had settled over decades) rebuild substructure, then repave entire sidewalk with brick
- **2019 - \$6,400** Replace trim, clapboard, soffits, fascia anything that showed signs of aging
- **2019 - \$1,600** Rebuild dormers – remove old panels & planks, redesign to match home; clapboard siding with white trim; MiraTEC treated exterior composite (engineered product will never rot, lasts 50 years)
- **2019 – \$3,400** Landscape entire front yard and side area by cherry blossom – Remove old soil, turf and mulch. Level, add topsoil, level and grade, seed, sod and fertilize.
- **2019 - \$5,685** Replace cedar siding and trim, prime for paint.
- **2020 - \$12,900** Paint house & detached garage; complete exterior, clapboard, trim, fascia & soffits.

**Total - \$142,587**

This list is not representative of all costs of home improvements incurred since original purchase in 2004. It does, however, highlight the main areas of concern and represent major repairs and/or property improvement.

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