

List of Improvements

- New 25-year architectural shingle roof in 2026: \$25,000
- 3 new garage doors (1 raised to accommodate an SUV tailgate): \$4,000
- 2 new energy efficient HVAC systems installed in 2024: \$21,000
- Engineered Solutions of Georgia proactively installed jacks/leveling to current code in crawl space and an encapsulation system. Transferrable warranty to new owner: \$18,850
- Installed hot water booster (re-circulation pump) for faster hot water: \$950
- Had exterior trim replaced (as necessary) and painted exterior: \$10,000
- Installed 4 new custom shutters and shutter paint touchup: \$2,000
- Fenced the backyard: \$6,000
- Replaced lighting fixtures and enhanced electrical: \$8,000
- Office bathroom renovation (sink/cabinet, toilet, molding): \$6,000
- Installed new interior door from sun room to upstairs office: \$1,250
- Front and rear water faucet/spigots added: \$400
- Dusk to dawn photocells added to the front door and entry lights: \$525
- Remote on/off switch installed for backyard spotlights: \$200
- Drainage rock bed installed on east side of the house: \$400
- New flagstone walkway installed from driveway to front steps: \$900
- Replace/repair back steps and decking: \$4,000
- Moved yard receptacle: \$400
- Installed can lights in office and change switching (lights for stairs): \$1,300
- Replaced kitchen faucet and soap dispenser and added water filter plumb stove exhaust under the house: \$1,350

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- Moved irrigation valves, installed new cut off at street, adjusted sprinklers, and re-plumbed: \$3,500
- Replaced can lights on upper piazza: \$450
- Installed switch for jacuzzi tub in primary bath: \$350
- Installed two new windows/painted: \$3,000
- Painted entertainment center in family room: \$2,500
- Installed dimmer switches throughout where needed and replaced receptacles where needed: \$670
- Painted dining room, front floors, and primary bath: \$1,300
- Added GFCI receptacles where needed: \$300
- Brinks security system improvements, such as installing window sensors and new camera: \$800
- Caulked and painted front portico area: \$500
- Stove burner replacement, adjustments, and knobs: \$1,200
- Mainline water re-plumbed and run from street to house: \$1,650
- Fireplace gas plumbing line under house replaced: \$450

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