

Upgrades List

Major Upgrades

Description	Approx. Cost	Year
Structural Upgrade: <ul style="list-style-type: none">● Kitchen Bay Window	\$6000	Oct 2006
Structural Upgrade: <ul style="list-style-type: none">● ½ main level addition	\$6000	Oct 2006
Hardwood: <ul style="list-style-type: none">● Kitchen floor● All house hardwood (incl. stairs)● (New) Refinish hardwood (2nd floor)	\$4000 \$15000 \$2000	Oct 2006 Sep 2019 Apr 2026
Kitchen: <ul style="list-style-type: none">● Granite Counter + Tile Backsplash● Refinish Cabinets (Sanding/Coating)	\$3500 \$1000	Oct 2014 Apr 2026
Paint: <ul style="list-style-type: none">● All house	\$5000	2022 & 2026

Quality of Life or Minor Improvements

½ bath Upgraded Vanity (with storage)	\$ 450	Mar 2025
Wi-Fi Garage Opener	\$ 500	Sep 2019
Wi-Fi Nest (Wired) Thermostat	\$ 400	Jan 2015
Fans (in all rooms)	\$ 1700	Jan 2014

All the above information provided by Seller to best of Seller's knowledge. Buyer to verify.