

Seller Improvements & Investments

Over \$41,000 Invested in Major Systems, Exterior Enhancements & Interior Updates

MAJOR SYSTEMS & INFRASTRUCTURE IMPROVEMENTS	INVESTMENT
New Owens Corning Architectural Roof System (2026)	\$9,800
New HVAC System (2021)	\$3,900
Complete HVAC Ductwork Replacement, Crawlspace Insulation & Vapor Barrier Improvements (2023)	\$3,600
Water Service Line Replaced from House to Street Meter (Approx. 2019)	\$1,500
Terminix Liquid Defend Termite Protection Treatment	\$1,500

EXTERIOR IMPROVEMENTS	INVESTMENT
High-Efficiency Vinyl Replacement Windows Throughout Home & Garage (2025)	\$3,786
Chimney Residing & Repairs (2025)	\$1,765
Fascia Repairs, Brick Mold Replacement & Rear Siding Repairs (2025)	\$560
Exterior Painting (2025)	\$2,500
New Seamless Gutter System (2025)	\$1,530
New Garage Door, Tracks, Rollers & Hardware (2026)	\$1,450
New Exterior Doors Installed	\$2,800

INTERIOR IMPROVEMENTS	INVESTMENT
LifeProof 30-Mil Luxury Vinyl Plank Flooring	\$5,000
Scott Living Vanities with Carrara Engineered Stone Countertops - Bathrooms	\$1,000
Updated Light Fixtures & Ceiling Fans Throughout	\$1,100
Interior Painting	\$900
Updated Faucets & Plumbing Fixtures	\$300+
New Kohler Toilets	\$200+