

UPGRADES SHEET

1093 SE St. Patrick Ct, Port Orchard, WA

Extensively upgraded and meticulously maintained, this property has seen over \$200,000 in improvements over the past 5 years. Major system upgrades, structural enhancements, and thoughtful interior updates make this home truly turnkey.

SYSTEMS, EFFICIENCY & INFRASTRUCTURE

- High-efficiency Daikin heat pump with A/C
 - New furnace with Daikin One+ smart thermostat
 - Tankless water heater with whole house filtration system
 - Crawlspace insulation upgraded to R30 (from R19)
 - Attic insulation increased to R60 with improved ventilation (1:150 standard)
 - Garage attic insulation added
 - All lighting converted to LED
 - Gutter guards installed with updated downspouts
 - HVAC serviced April 2026 and professionally maintained
 - Indoor and outdoor HVAC systems inspected and confirmed in strong condition
-

INTERIOR IMPROVEMENTS

- Fully remodeled, chef-designed kitchen with custom cabinetry
 - Quartz countertops in kitchen and bathrooms
 - Refinished hardwood floors
 - New carpet throughout (upstairs & downstairs)
 - Complete interior repaint
 - Luxury vinyl plank flooring (laundry room)
 - Tile flooring in bathrooms and primary bath
 - Glass shower and tub doors installed
 - Bathtub and shower refinishing completed
 - Custom office cabinetry
 - Updated closet doors and refreshed trim throughout
-

EXTERIOR & STRUCTURAL UPGRADES

- New 50-year roof with warranty, new plywood & improved ventilation
- HardiePlank siding on entire home
- Full exterior repaint
- New rear deck + covered patio addition

- Covered patio for year-round use
 - Firepit with gravel seating area
 - Black chain-link fencing (front yard)
 - RV carport with 30-amp hookup
 - Two stick-built storage sheds
 - Expanded driveway with additional parking
-

GARAGE & UTILITY FEATURES

- 3-car garage with new openers
 - New fiberglass exterior doors (front + garage access)
 - Screened glass door off garage
 - Upgraded laundry area
 - EV charging (50-amp outlet)
-

LOT & LIFESTYLE FEATURES

- Parking for 8+ vehicles
 - Mature fruit-producing plants:
 - 2 Bing cherry trees
 - 2 apple trees (including Cosmic Crisp)
 - Pear tree
 - Fig tree
 - Raspberry bush
 - Yard aerated and reseeded
 - Refreshed garden beds with new soil and mulch
-

RING SECURITY SYSTEM (21 DEVICES – FULL COVERAGE)

360° Exterior Camera Coverage

- Doorbell (East)
- Front Garage (East)
- RV Area (South)
- Rear Garage (West)
- Deck (West)
- Side Yard (North)

Door Sensors

- Front door
- Garage rear access
- Interior garage door
- Sliding door
- Garage bays (3 total)

Interior Sensors

- Motion sensors (upstairs & downstairs)
- Glass break sensor (nook)
- Smoke detectors (upstairs & downstairs)
- Water leak sensor (laundry)

Keypads

- Laundry room
- Primary bathroom

Additional Safety

- Carbon monoxide detector (garage)
 - Gas/CO detector (mechanical room)
-

PRE-INSPECTION REPAIRS COMPLETED

Pre-inspected by Old Goat Home Inspections with key items addressed:

- Wasp/hornet nests removed during roof cleaning
 - Previous mold-like growth addressed (source resolved with roof replacement; area treated and cleaned)
 - Exterior trim scraped and repainted
 - Electrical panel corrected by licensed electrician:
 - Neutrals properly separated
 - Surge protection relocated
 - Panel relabeled
 - Exterior outlet upgraded to GFCI
 - Mechanical room GFCI confirmed not required (grandfathered per code)
-

INCLUDED ITEMS

- Ring security system (21 devices)

- Garage refrigerator
 - Firepit grill
 - Workbenches and shelving
 - Compost pit
 - Fall HVAC service (valued at \$399)
-

NEGOTIABLE ITEMS

- Firman 240V multi-fuel generator
 - John Deere S130 riding mower with attachments
-

SELLER CARE & MAINTENANCE

- Pre-inspected by Old Goat Home Inspections
- Routine pest control (transferable service)
- Roof and gutters professionally cleaned
- Full documentation of upgrades, warranties, and service records available