

WETHERLY UPGRADES AND NEW INSTALLATIONS

2024 - 2025

Roofing:

- GAF Timberline HDZ cool, flame-retardant roof and new plywood decking under roof with limited lifetime warranty, torch down cool flat roof for house and gazebo
- Attic insulation

HVAC:

- HVAC system – two 4-ton 18 SEER high efficiency variable heat pumps, all new ducts, registers, returns, thermostats
- Two Remington dual power solar attic fans (solar with electric backup for evening cooling)

Electrical:

- 400-amp main panel, 200-amp subpanel, GFI outlets in kitchen
- Whole house solar system (purchased) 16.5kw with high efficiency REC460AA PURE-RX 460W panels
- Level 2 ChargePoint electric car charger (plus level 2 Juicebox car charger installed in 2024)
- Nuheat thermostat for main bathroom heated floor

Appliances / Plumbing:

- Miele dishwasher Model: G 7166
- Stand-alone freezer
- InSinkErator Instant hot/cold water dispenser
- Rohl sink faucets and hoses for both kitchen sinks
- Newport Brass valve and cartridges for shower in primary bathroom
- InSinkErator Evolution Supreme 1hp garbage disposal for both kitchen sinks
- High efficiency Navien NPE-240A2 tankless gas water heater with built-in recirculation system and anti-corrosion filter
- Two Hansgrohe soap dispensers in kitchen
- Hansgrohe showerhead for hall bathroom

Outdoor / Pool:

- Drought resistant lawn (Kurapia)
- Upgraded irrigation valves
- Racchio 16-valve weather-based irrigation controller with wifi and remote
- Pentair variable speed pool pump and high efficiency Hayward pool filter
- Security cameras
- Rainwater capture barrel
- Redwood and oak fencing between our house and neighbors to the north
- 20 x 40 8mil solar pool cover and hurricane reel
- Electric eye for driveway gate and recently serviced gate motors
- Rebuilt outside wood staircase

Interior / Exterior:

- House and gazebo tented for termites (all damage found was repaired)
- 3M tint for efficiency and sun protection (majority of windows)

- Exterior door weather stripping and door sweeps
- Genie garage door openers and keypad
- Antique brass heat/AC floor registers
- Interior and exterior painting
- Chandelier in breakfast room
- Attic ladder
- Ceiling fan in one bedroom
- Bathroom vanity sconce in downstairs bath

2022

- Schlage lock set for front door
- Rebuilt SubZero refrigerator and freezer with all new motors and compressors

2021

- Carpet in office and gym
- All open areas to crawl space sealed

2020

- Gazebo sink faucet
- Bar refrigerator for gazebo
- GE Washer and dryer
- Overhead fan for gazebo