

Home Improvements & Contractor Reference Guide

\$45,700
Total invested since 2023

A note before you dive in —

Buying a house is overwhelming. There is a lot you *can* do and a lot you *need* to do — this guide is where you want to focus. The people listed here are some of the best I've worked with and would recommend to a friend without hesitation. When reviewing any new contractor, always get **3 bids** so you can compare. A lot of people will try to sell you things you don't need — gutter guards, home warranties, all of it. **Do not buy any of it.** It is not necessary, and they know you're new to this. The best thing about this house is that you won't have to worry about any of that. Stick to this maintenance guide, trust these people, and you will be taken care of.

■ Completed ■ Annual Routine ■ Monitor / Follow Up ■ Under Warranty

Improvement / Project	Year	Cost	Company	Contact	Recommended Follow-Up	Status
New HVAC System, Furnace & A/C	2023	\$17,000	Polar Aire Heating & Cooling	Polar Aire Heating & Cooling	Annual maintenance — see maintenance tab	Under Warranty
New Sump Pump	2023	\$6,000	Sure Foundation	Luke Olson — Sure Foundation	—	Completed
Foundation Repair & Basement Piering	2023	\$4,000	Sure Foundation	Luke Olson — Sure Foundation	Monitor for wall cracks, sticking doors or windows	Monitor
New Window Wells	2025	\$400	Sherman Contracting	Aaron Sherman: 913-626-9180 (Tell Aaron I referred you)	—	Completed
Foundation Dirt Re-Grade	2024	\$1,200	Dirtworks	Dave Newcomb — Dirtworks	Recommended annually to keep water draining away from foundation	Annual
Window Treatments — All Windows	2025	\$300	Sherman Contracting	Aaron Sherman: 913-626-9180	—	Completed
Full Landscaping	2024	\$800	Alfaro Lawn Service	Roberto Alfaro: 913-710-9870 (Tell Roberto I referred you)	Recommended routine — see maintenance tab	Annual
Mosquito Removal, Treatment & Prevention	2023	\$200	Saela Pest Control KC	Saela Pest Control KC	Recommended routine — see maintenance tab	Annual
New Attic Insulation	2025	\$4,000	Sherman Contracting	Aaron Sherman: 913-626-9180	—	Completed
Refinished Hardwood Floors	2023	\$6,000	Matuta Hardwood Flooring LLC	Matuta Hardwood Flooring: (913) 608-3521 Highly recommended — great work!	—	Completed
New Carpet — Family Room	2023	\$500	Lowes / Matuta Referral	Matuta Referral	—	Completed
Sewer Line Clean-Out to Street	2023	\$900	Higgins Sewer & Drain	Higgins Sewer and Drain Cleaning	Recommended every other year to clear tree roots	Monitor
New Paint — Basement	2026	\$300	—	—	—	Completed

Improvement / Project	Year	Cost	Company	Contact	Recommended Follow-Up	Status
Stairway Paneling & Lighting	2025	\$1,400	Sherman Contracting	Aaron Sherman: 913-626-9180	—	Completed
Backyard Tree Removal & Limb Cutting	2025	\$2,500	Alfaro Lawn Service	Roberto Alfaro: 913-710-9870 (Tell Roberto I referred you)	Annually — keep branches clear of roofline & power lines	Annual
New Window Panes & Locks — All Windows	2026	\$200	Sherman Contracting	Aaron Sherman: 913-626-9180	—	Completed

Keep this guide in a safe place and share with future owners. All contractors above are personally vetted and recommended. Contact information current as of 2026.