

Summary of Home Upgrades and Benefits

7 Cambridge Court, Kennebunk, Maine

“A superior **energy resilient property on two levels*”

An **energy resilient property is a building designed to maintain critical operations—such as lighting, climate control, and water—during major energy disruptions like grid failures or extreme weather events. By 2026, energy resilience has moved from an optional environmental goal to a standard financial requirement for protecting property value and ensuring occupant safety.*

First Level: The Less Visible Home Environment

i.e. Comfort, health, economy, energy efficiency, security, air quality, and environmental responsibility

1) Energy Efficient Home

- Insulation & Air Sealing: Superior attic, wall, and basement insulation, combined with comprehensive air sealing, which minimizes energy loss while maintaining adequate ventilation.
- Windows & Doors: High-performance, double-pane windows and well-sealed doors minimize drafts and heat transfer. Also cellular shades for all windows
- Heating & Cooling (HVAC): Installed efficient systems i.e. heat pumps, or ductless mini splits.
- Appliances & Lighting: Selected ENERGY STAR-certified appliances and use LED lighting to reduce electricity use.
- Water Heating: Upgraded to efficient model i.e. heat pump water heater.

Benefits:

- Cost Savings: Lower monthly energy bills.

(Bills from Kennebunk Power and heating oil delivery are available for review)

Eight Year History of Heating and Cooling Costs for 7 Cambridge Court

<u>Year</u>	<u>Electric</u>	<u>Heating Oil</u>	<u>Year Total</u>	<u>Avg./ mo.</u>
2018	\$1,172.42	\$408.83	\$1,581.25	\$131.75
2019	\$1,391.86	\$245.09	\$1,636.95	\$136.41
2020	\$1,361.97	\$0.00	\$1,361.97	\$113.50
2021	\$1,366.35	\$254.09	\$1,620.44	\$135.04
2022	\$1,432.01	\$782.58	\$2,214.59	\$184.55
2023	\$1,294.02	\$453.00	\$1,747.02	\$145.59
2024	\$1,337.15	\$0.00	\$1,337.15	\$111.43
2025	\$1,322.51	\$444.27	\$1,776.78	\$147.23

- **Future-proof home:** an **energy-efficient, durable, and adaptable house** retrofitted throughout with high-performance features such as superior insulation, air sealing, [heat pumps](#), standby generator, to withstand [Maine's climate](#), reduce [long-term costs](#), and stay comfortable and resilient against [climate change](#),
- **Increased Comfort:** [Consistent temperatures, fewer drafts, and better humidity control.](#)
- **Better Health:** [Improved indoor air quality from better ventilation and reduced allergens.](#)
- [Sustainability/environmental awareness](#)
- [Increased property value and faster future resale](#)

2) Two Different, Modern Heating Systems (Cold-start heating oil boiler, plus electric heat-pumps), and standby generator during power outages

Benefits:

- [Energy resilient property](#)
- No failure with heating operation due to redundancy-backup heat
- No heating oil is used to heat water as units are disconnected from oil-fired boiler
- No heating oil is used for cold-start boiler when in back-up mode, which is 99% of the time
- Comfort and savings controlling rooms separately
- [Increased home value and faster resale](#)

3) Home Upgrade: [Heat-pump \(hyper-heat\) Hot Water Electric Heater](#)

Benefits:

- No heating oil used to heat water
- [Heat-pump used to heat water until demand exceeds supply; then only will electric resistance elements engage](#)
- Lower electricity costs
- [Heat pump on water heater dehumidifies basement](#)
- [Increased home value and faster resale](#)

4) Home Upgrade: Ceiling Fans

Benefits:

- [Improved air circulation](#)

- Savings from reduced need for heating and cooling systems by changing blade rotation
- Comfort in all seasons
- [Increased home value and faster resale](#)

5) Home Upgrades: Heat-pump mini- split Air Conditioners for Each Floor, plus backup Whynter portable air conditioner

Benefits:

- [Energy resilient property](#)
- Cost Savings: Turn off unoccupied rooms
- Comfort: Turn on occupied rooms to different desired temperatures
- Dehumidification when needed
- [Increased property value and faster resale](#)

6) Home Upgrade: Kohler 14W Standby Generator, plus two 120 GL Propane Tanks (with auto refill transmitter to propane supplier).

Benefits:

- Safeguard against frozen pipe flooding damage due to non-working heating systems
- Safeguard against spoiled food in refrigerator

- Safeguard against medical equipment failure
- Safeguard against computer and digital device failure
- Safety and Security: Within 10 seconds of power outage, power restored
- Comfort: No need to evacuate or relocate
- [Energy resilient property](#)
- [Increased property value and faster resale](#)

7) Home Upgrade: [Monitored Alarm System](#) (intrusion, fire, CO, water, low temperature, plus [EMT FOB](#))

Benefits:

- Safety and security in or out of the home
- Safety and security maintained during power outages
- [Energy resilient property](#)
- [Increased property value and faster resale](#)

8) Home Upgrade: Stainless Steel Chimney Liner Installed 2024

Benefits:

- HOA paid thousands of dollars to replace degraded clay liner. New liner expected lifetime up to 30 years, i.e. 2054
- [Chimney liners are needed in Maine for critical safety and efficiency.](#)
- [Increased property value and faster resale](#)

9) Home Upgrade: New 30-year shingle roof installed 2025

Benefits:

- HOA paid over \$45,000 for new roof at 7 Cambridge Ct building. Expected lifetime, up to 30 years, i.e. 2054.
- Major benefits include boost in home value, improved energy efficiency, and provides protection against weather, preventing leaks, mold and structural damage.
- These major upgrades by the Hampton Glen HOA expected to stabilize the monthly maintenance charges
- Increased property value and faster resale

10) Home Upgrade & Feature: New Cables and Springs for Garage Door

Benefit:

- **Improved functionality**
- **Improved safety**
- Increased property value and faster resale

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Second Level: The More Visible Home Environment

i.e. brighter, more open, connected space through natural light, large windows, and connection to the outdoors

11) Home Design: Convenient, Move-in Ready Property

Benefits:

- Single-story living (all essential areas on one level)
- Lock-and-leave property providing freedom, security and peace of mind for owners who travel and/or have busy schedules
- Lots of storage space (basement is full size of first floor, plus storage areas on 2nd floor, and closets throughout)
- All new appliances
- Sidewalks, green spaces and nature trails for walking/biking/hiking/cc skiing/snowshoeing
- One-car attached garage; room for two vehicles in private driveway, plus common area overflow parking
- Two outside porches

- Flagstone back patio
- [Increased property value and faster resale](#)

12) Home Upgrade: Modified Wall Dividing Kitchen from Living Room

Benefits:

- [Created more open space](#)
- Added additional seating with granite countertop on living room side of lowered wall
- [Increased property value and faster future resale](#)

13) Home Upgrade: Installed New Gas Fireplace in Living Room

Benefits:

- Replaced 12-year-old unit
- Insulated bump-out fireplace enclosure saving on heating and cooling, and adding comfort in living room
- Added second 120 GL propane tank
- [Increased property value and faster future resale](#)

14) Home Upgrade: [Installed New Granite Countertop and tile floor in kitchen](#)

Benefits:

- Improved aesthetic appeal and value
- Durability and performance
- Hygiene and maintenance
- Longer lifespan
- [Increased property value and faster future resale](#)

15) Home Upgrade: Installed New Tile Floors in Two Baths Downstairs

Benefits:

- Improved aesthetic appeal and value
- Durability and performance
- Hygiene and maintenance
- Longer lifespan
- [Increased property value and faster future resale](#)

16) Home Upgrade: [Installed Oak Wood Floors in Two Downstairs Bedrooms](#)

Benefits:

- Same type flooring as in living room for more homogeneous look
- Improved aesthetic appeal and value
- Easier to maintain and keep clean
- [Improved property value and faster future resale](#)

17) Home Upgrade: New Carpeting and Underlayment for 2nd floor Stairs, Landing, and Bedroom

Benefits:

- Improved sound deadening
- Improved aesthetic appeal and value
- [Increased property value and faster future resale](#)

18) Home Upgrade: Installed New Stainless Steel KitchenAid Appliances and GE washer/dryer

Benefits:

- Improved energy efficiency
- Improved aesthetic appeal
- Improved functionality
- [Energy resilient property](#)
- [Increased property value and faster future resale](#)

18) Home Upgrade: Installed Professionally Designed Low-Maintenance, Drought-Tolerant Gardens in Front, Side, and Rear of Property, Featuring Many Native and Pollinator- Friendly Plants

[See gardens here](#)

Benefits:

- [Improved property curb-appeal](#)

- Provided beautiful garden views from the inside anywhere on the property
- [Environmental alignment](#)
- [Improved property value and faster future resale](#)

Note: professional gardener **and** property owner is Kerry Ann Mendez. Click here for her website: pyours.com. [See Videos](#) about Kerry Ann Mendez. [See gardens](#).

19) Home Upgrade: Installed Flagstone Sitting Area off the Back Porch

Benefits:

- Improved aesthetic appeal
- Improved functionality
- [Increased property value and faster future resale](#)

20) Home Siting Feature: [Home located off the main road in a wooded planned environment and in a building that is slightly elevated and gets sun throughout the day](#)

Benefits:

- [Bright, well-draining location](#)
- Brighter living spaces and lower heating costs
- Enhanced privacy and tranquility

- Natural beauty and serenity
- Superior safety and security
- Community amenities and cohesion
- [Energy resilient property](#)
- [Increased property value and faster future resale](#)

[For aerial view of Coventry Woods click here.](#)

21) Home Management Feature: [Living in a homeowner's association \(HOA\) community](#)

Benefits:

- [Lock- and-leave property](#)
- Reduced maintenance responsibilities
- Preservation of property values
- Aesthetic standards
- Access to amenities (forested setting)
- [Increased property value and faster future resale](#)

For Home Upgrades by Year, please click the link and once it opens click the document on the upper right side of the page:

<https://pyours.com/wp-content/uploads/7-Cambridge-Court-Upgrades-by-Year-.docx>

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