

2541 Rusk St Upgrades:	Year	Value (\$)
Replaced Roof in Feb. 21 with Solid Construction (5 year guarantee)	2021	5,000
Replaced entire terrace floor and installed Trex Decking on 4 th floor in February 2021, new flashing. Stainless steel flashing installed on balcony ledge, sealed for waterproofing	2021	7,000
Stucco removed, replaced, painted, and water proofed in Jan 2021, with engineer inspection and certification. Work performed by Solid Construction	2021	15,000
Hardiplank repainted in 2019, sealed with NP1 in 21	2019/21	1,000
AC coil replaced in October 28, 21	2021	1,000
Whole house water pressured in 2019	2019	500
Upgraded fans installed in all bedrooms	2018	1000
Backyard fence replaced in 2019 and closed off for additional privacy and security in 2020	2019/20	500
Xeriscaped backyard with accent stones and areas for planting with automated Beehive watering, 2020	2020	500
Genuine Maple hardware floor installed throughout house, in all bedrooms, living room, stairs	2006	20,000
Upgraded AC unit external installed in 2012 and maintained annually	2012	4,000
India Black Granite floor in kitchen with accent for dining area	2006	5,000
Black Galaxy Granite countertops in Kitchen with island	2006	2,000
Venetian plaster in all rooms except stairwell and hallways	2007-20	8,000
California Closet upgrade in primary	2007	4,000
Kitchen cabinets with upgraded frosted glass and upgraded contemporary handles		500
Kitchen upgraded with stone glass block accent wall with highlighted LED lighting	2007	2,000
Pantry upgraded with enhanced and increased shelving area	2008	500
UV protection energy saving window film installed throughout home, every window	2007	1,500
ADT 2021 upgraded Keypads with Carbon monoxide/Smoke and glass break detectors, Ring doorbell, Blink cameras, B-hyve wireless watering system included	2020	2,000
Primary Bathroom with upgraded porcelain tile to ceiling	2007	1,000
Showers upgraded with removeable showerheads	2015	100
Additional lights installed in all rooms	2015	1,000
Motion sensor security light in main external walkway	2020	100
Upgraded contemporary Lutron lights and switches throughout the house	2008	1,000
Bamboo blinds and shades installed throughout	2007	6,000
Total		~\$70,000