

# 5413 Evergreen Street

## Improvements made by seller 2019-2022



| Description   | Reference to Inspection Reports  | Year      | Amount           | 5 Years Old or less |
|---|--|-----------|------------------|---------------------|
| Replace heating and cooling units for 1st floor   |  | 2019      | 13,282.00        | X                   |
| Replace pool heater   |  | 2019      | 3,713.66         | X                   |
| Paint the outside of the house, resurface wood floors 1st floor, seal stone floors 1st floor  |  | 2019      | 15,500.00        |                     |
| Add additional gutters in the front and back of house, cover gutters with screens to prevent getting clogged with leaves  |  | 2020      | 1,070.00         | X                   |
| Replace fence   |  | 2021      | 12,478.00        | X                   |
| Replace dead trees and plants after the freeze  |  | 2021      | 2,948.00         | X                   |
| Pool pumps and Polaris - various repairs and replacements   |  | 2020/2021 | 2,139.00         | X                   |
| Replace roof  | Structural inspection - Roof section                                     | 2022      | 13,888.00        | X                   |
| Paint walls, ceilings and wood trim throughout the house (except bathrooms and closets), Paint cabinets in the study area and the utility room, Repairs to rusted window trims        | Structural Inspection - page 9, Stucco Inspection - page 19              | 2022      | 22,908.00        |                     |
| Paint garage walls and floor  |  | 2022      | 1,125.00         |                     |
| Steam clean carpets   |  | 2022      | 560.19           |                     |
| Various repairs:  |  | 2022      | 5,362.00         |                     |
| Repair sticky and non-latching doors, including fence gate  | Mechanical Inspection - page 27, Structural inspection - page 11, 32, 38 |           |                  |                     |
| Repair rotten jam on garage door to outside, including painting the door and exterior jam   | Structural inspection - page 22  |           |                  |                     |
| Loose insulation, re-locate back in place and clean up  | Structural inspection - page 28  |           |                  |                     |
| Replace kitchen sink disposal   | Mechanical inspection - page 21  |           |                  | X                   |
| Fix loose shower handle   | Mechanical inspection - page 16  |           |                  |                     |
| Replace self closing hinges on garage doors   | Structural inspection - page 39  |           |                  |                     |
| New exterior backyard door, including interior and exterior trim and hardware   | Structural inspection - page 21, 40                                      |           |                  | X                   |
| Front door refinished, new door sweep and hardware  |  |           |                  |                     |
| Pressure wash driveway and backyard   |  |           |                  |                     |
| New LED bulbs installed throughout the 1st and 2nd floor  |  |           |                  | X                   |
| Inside cleaning services (after painting and repairs were completed)  |  | 2022      | 250.00           |                     |
| Spring landscaping  |  | 2022      | 940.00           |                     |
| Inspections that are available to the buyer: Invasive Stucco Inspection, Mechanical Inspection, Air Quality Inspection, Wood Destroying Insects Inspection, and Structural Inspection |  | 2022      | 2,545.00         |                     |
| <b>Total Cost</b>   |  |           | <b>98,708.85</b> |                     |