

2638 Wroxtton - Improvements*

2013

new primary bath show pan, valve and tile (with West U permit)
new disposal
new GE Profile dishwasher

2014

new outdoor a/c units (2); 10-year warranty on parts and compressors, 14SEER

2016

all new smoke alarms installed

2017

new roof
rear elevation painted with elastomeric paint (Conflex), and sealed
front door re-varnished
new 4-ton a/c plenum coil in attic; 5-year warranty on unit
attic door insulated

2018

new GE Profile refrigerator; 5 year warranty on sealed system
new toilet seals for 3rd floor bathrooms (2)

2019

replaced double-paned window panels that had failed seals
new 3-ton a/c box coil installed in attic, replacing plenum coil; 5-year warranty

2020

new 75-gallon State hot water heater (with West U permit); 6-year warranty
kitchen window repair, re-stuccoed exterior surround and repainted; no wood damage, per Pelican

2021

roof inspection/maintenance: all roof jacks and vents checked and re-sealed, flashing checked and 6 shingles replaced
front elevation painted with premium elastomeric (Loxol); front and rear sealed; 2-year warranty on sealing
gutters cleaned and checked for leaks; caulked at mites where needed
new baffles for exterior garage lights and front porch light
new kitchen under-cabinet lights (3) and new doorbell
east side easement drainage to street installed by HOA (with West U permit)

*per Seller