

Maintenance and Improvements made to 108 Oak Place Drive

Description	Approximate Cost	Approximate Date	Warranty Information
Elevator	31,320.00	Installed late 2020 or early 2021	Three year full maintenance agreement 07/25/2022 - 07/24/2025
Renewal by Anderson Windows	36,572.00	Early 2018	Fully transferable limited Warranty Fibrex Material Installation, Hardware, Glass
Sewage under House - 5 ft. Concrete break/patch 25 ft. Trench, 20 ft. Tunnel	27,599.54	Work done in late 2017 and early 2018	Warranty 10 year parts and labor on points of repair (not transferable per John Moore letter 12/28/17) 12/26/2017-12/26/2027
Jenn-Air Range	3,971.69	8/17/2020	
First floor bedroom carpet		4/19/2018	
Roof replaced by Remedy Roofing	part of HOA fees	11/28/2018	
Painting of exterior stucco and all wood trim	part of HOA fees	2019	
2.5 ton American Standard Condenser	2,829.35	6/18/2009	6/18/09 to 6/18/2019 Ten year Compressor, Outdoor Coil, and Functional Parts; Furnace 5 year parts, 20 year heat exchanger
3 ton American Standard 80% Furnace and American Standard 2.5 ton Evaporator	3,832.35	6/16/2009	1 year labor, 5 year parts only Furnace, 5 year compressor, 5 year parts warranties evaporator
4 ton American Standard 80% Furnace and American Standard 3.5 ton Evaporator	3,847.77	5/27/2009	1 year labor, 5 year parts only Furnace, 5 year compressor, 5 year parts warranties evaporator
American Standard Condenser and Coil	5,065.56	4/16/2013	4/16/13 ten year warranty 4/16/2023 AC (functional parts, outdoor coil, and compressor); Coil (indoor coil and functional parts)
Maintenance Service Plan with Greg's Comfort Control Systems			Started 6/10/16 - Greg inspects twice a year under this contracts