

Electrical:

Replaced breaker box

Wiring: All wall sockets replaced and brought up to city code. Rewired aluminum/copper wiring to meet code.

Added 30 amp disconnect in attic for water heater. Wiring to the hot water heater has been replaced. Range outlet, dryer outlet and back outdoor electric outlet have all been replaced.

Garage Door: Replaced garage door motor with ½ HP Liftmaster belt driven motor. Replaced garage opener, wall button, remotes, sensor, etc.

Surge Protector: Installed Cutler Hammer House Surge Protector

Ductwork: Replaced ductwork, and grills (registers/vents) in whole house

Insulation: Replaced with R-44 Owens Corning Attic insulation

Windows: Replaced with Energy Star Energy Efficient Windows

Plumbing: Re-piped the whole house and outside faucets using pex pipe to replace old galvanized pipes.

Pantry and kitchen cabinets: Installed Shelf Genie kitchen cabinets and pantry pullouts

Safe Step Walk-In tub installed in master bath

Roof: Homeowner's Association replaced roof 1/15/2016.

HOA made some repairs to the roof in December 2023.

Replaced HVAC system:

1. Heating system
2. Air conditioner
3. Condenser
4. Digital thermostat

(This is roughly a \$20,000 loan that the owner is still paying on. Loan will be paid off from funds received when the house is sold.)

Security: Has Brinks security system in place which is transferable to new owner.

Misc.: House has seven (7) closets including 2 walk-in closets and 2 linen closets

Attic entrance has an attic tent which zips up to hold hot and/or cold temps in the attic. Attic is partially floored.

Two car carport with garage door attached. (Carport has a storage unit attached.)

Appliances staying in home – all in excellent working condition:

Washer

Dryer

Kenmore Dishwasher

GE Stove/Oven

Frigidaire Refrigerator

Microwave

Patio area: Professionally landscaped backyard with raised flower beds and pavers.