

Upgrades for 6611 Wanda lane:

New shed and fencing (2019 fall) : HOA

New outside paint (2019 spring): HOA

\$750 AC service, replace copper tubing and refrigerant, change filters (2019 fall)

\$600 pest control treatment, carpet cleaning and deep clean and disinfect whole house (last done in February 2020 - repeated before and after rental and every year)

\$1500 new attic floorboards for storage and attic stair repair (2018)

\$15,000 remove and replace dry wall downstairs. Fire and mold retardant new dry wall and inside/outside mold retardant paint and chemical treatment (both sides of the walls are treated with special antimould paint so even if your neighbors have flooding and do not cut their walls you will not have mold) (2018)

\$5,000 paint (2018) new coat of paint for all of downstairs, stairwell, fireplace, and ceilings

\$2,500 replace and elevate all electric outlets and wiring downstairs (2018)

\$500 new downstairs bathroom cabinet, sink and trim (2018)

\$1500 new kitchen cabinets and trim (2018)

\$1500 clean and repaint downstairs cabinets and pantry doors, install storage space and doors under the staircase (2018)

\$200 new garbage disposal and installation (2018)

\$500 mold inspection, cleaning and service of appliances: washer/dryer, dishwasher, refrigerator, oven (2018)

\$200 new microwave and installation (2019)

\$250 new master bedroom ceiling fan and installation (2019)

\$2000 repaint upstairs guest bedroom and bathroom, touchups on master bedroom and cabinets (2020)

\$350 replace door locks, repaint and realign front and back metal gates and doors (2019)

\$500 backyard landscaping and power wash front entrance, deck, car park, shed and fencing (2018 and 2019 after hurricane seasons)

Total: \$32,850