PROPERTY IMPROVEMENTS

Comprehensive Capital Improvements Summary

ALL IMPROVEMENTS NOTED BELOW

MECHANICAL & UTILITIES

— Furnace — Replaced (2017)
New furnace installed in 2017; ensuring reliable and efficient heating performance.

— Central Air Conditioning — Replaced (2022)
New central air conditioning unit installed in 2022 for enhanced comfort and energy efficiency.

— Windows & Doors — Full Replacement (2022)
All windows and doors replaced in 2022; improved thermal performance, draft elimination, and updated curb appeal.

INSULATION & BUILDING PERFORMANCE

— Attic Insulation — New Blown-In (December 2023)
Additional blown-in insulation installed throughout attic in December 2023; supplementary soffit venting added to optimize air circulation and moisture management.

SITE & EXTERIOR

— Driveway — Newly Paved (2024)
Fully repaved driveway completed in 2024; clean, durable finish enhancing arrival experience and property presentation.

— Attic Insulation — New Blown-In & Soffit Vents (2024)
New blown-in attic insulation and soffit vents installed in 2024; improved energy efficiency and optimized airflow.

— Eavestroughs — Replaced (2022)
Eavestroughs replaced in 2022; ensuring proper drainage and protection of the building envelope.

INCLUSIONS

— Wall Oven
— Counter Top Range with Hood Range
— Refrigerator
— Built-In Dishwasher
— Clothes Washer & Dryer
— Window Coverings
All existing window coverings throughout the home.

— All Attached Electrical Light Fixtures
All fixtures as currently installed and attached throughout the property.