

Updates to the House:

Electrical:

- New Electrical Panel: 200 amps

Roof:

- 50 year architectural shingle
- Insulation Spray Foam R-49 with radiant barrier covering attic roof panels and vents

Plumbing:

- Tankless water heater
- Sewage lines from house to street
- 2 way clean-out installed along with multiple clean-outs now outside of house

Windows:

- Upgraded all windows to Double Pane
- Custom solar shade blinds

A/C & Heater:

- Additional Room upgraded with Mini split installed.
Could be used as rental space or spare room
- Electrical A/C

We do have city permits and invoices of all below updates. We will provide during seller disclosure's contingency period of escrow.