

Downstairs Unit:

- 1) Everything new and remodeled in 2019. Unit expanded with extra bathroom and bedroom and complete gut remodel.
- 2) Mostly new copper plumbing in 2019
- 3) New HVAC system with new ducting in 2019
- 4) Roofing with Owens Corning Duration Cool in 2019
- 5) Water heater installed in 2019
- 6) Synthetic turf in back yard in 2020
- 7) New 200 amp electrical panel in 2019
- 8) New windows and sliding doors in 2019

Upstairs Unit:

- 1) New 125 amp electrical panel in 2019
- 2) Whole house Quiet Cool Fan installed in 2022
- 3) New Furnace installed in 2022
- 4) New blown in Cellulose R-38 insulation installed in attic in 2022
- 5) New windows and sliding doors installed in 2019
- 6) Basic remodeling in 2019 (Floors, fans, kitchen counter, kitchen sink, bathroom vanities and fixtures)

Entire building:

- 1) Whole building water softener 2020
- 2) Solar 7.2KW solar with Enphase microinverters installed 2024 locked on NEM 2.0. Aggregate metering which offsets both meters. Currently solar covers both electric bills fully with leftover surplus. Solar is completely paid off via prepaid PPA. Complete ownership transfers in 2029 with no other costs. No other monthly fees or transfers are required.
- 3) Exterior painted in 2020.
- 4) Synthetic turf installed in front yard 2019