

# Property Improvements for 5484 Spring Road

## Exterior & Structural

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- ◆ **New Roof** — 40-year architectural shingle, with warranty
- ◆ **New Gutters**
- ◆ **New Windows** — double-pane, double-hung
- ◆ **New Exterior Doors & Sliding Glass Door**

## Interior Finishes

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- ◆ **New Flooring, Sheetrock, Trims & Moldings** throughout
- ◆ **New Paint** — ceiling to floor, including decks and basement walls Drylocked
- ◆ **New Interior Doors & Light Fixtures**
- ◆ **New 10-Year Smoke / Carbon Monoxide Detectors**
- ◆ **New Tubs, Showers & Vanities**
- ◆ **New Medicine Cabinets & Mirrors**
- ◆ **New Toilets** — with all-new PVC plumbing
- ◆ **New Closet Shelving** throughout

## Mechanical & Systems

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- ◆ **New Furnace** — 92% efficiency propane, with brand new ductwork
- ◆ **New Hot Water Heater**
- ◆ **New Sump Pump**
- ◆ **New Well** — in progress, with new pump
- ◆ **Septic Tank** — recently pumped

## Kitchen & Appliances

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- ◆ **New Stove & Microwave**
- ◆ **Dishwasher** — 2 years old, 42-decibel ultra-quiet
- ◆ **New Kitchen Cabinets** — with all-new hardware

This list is to the best of the sellers knowledge