

Repairs / Improvements / Upkeep ~ Cheswick house in 2026

New 4 ton Trane 14.3 seer2 AC condensing unit: Refer to A&M receipt for full description, warranties, and cost

Painting Interior: Walls, Doors, Closets, Ceilings, all Trim and Molding (around windows, walls, ceiling, floors, etc)

Painting: Kitchen and Bathroom Cabinets

Painting: Exterior Doors, Shutters, Carport Closets/Ceilings/Doors, all wooden Fascia Boards, crawl space door, window trim

Gutter System all new (gutters and downspouts)

Pressure Washed House Exterior

Sealed around all external piping that comes through the roof

Repaired a roof leak in carport storage room caused by a gutter previously attached to carport roof

Replaced the rotting wooden support post with new PVC support post at carport corner

Removed popcorn ceiling in the den and replaced with smooth ceiling

All floor vents are new (12)

Installed new Shoe Molding on the Stairs and all upstairs Floors

Replaced the two kitchen sink drains

Installed 5 new interior thresholds including exterior backdoor threshold

Exterior Windows (all): Scraped out old caulking, repaired rotting/broken wood between panes, re-caulked, and painted

New Light installed over kitchen sink; new light cover installed in downstairs bedroom ceiling

Caulked all bathrooms (tubs and shower doors); new shower head and shower knob installed in one bathroom

Installed new Exhaust Fan in Master Bathroom (didn't have one already!)

Installed 4 new Smoke Detector/Alarms: 2 upstairs and 2 downstairs

Replaced one bedroom door knob and some light switch plates, etc.

Servicecraft Property & Home Services did general maintenance/repair of fireplace damper and operation, and checked for any potential or signs of animals; also one toilet repair (May)

Other Associated Costs:

- > Reimbursed \$1,088 to final tenant for the remaining ½ tank of propane gas in the tank.

- > Installed new kitchen refrigerator ~ I decided to take it out and keep it because of selling the house

Year 2025: Professional Tree Service removed two full grown trees (1 rotting, 1 leaning toward neighbor house); and significantly trimmed all the trees around the house (particularly with limbs overhanging the house). The cost was over \$5,000