

Seller Improvement Summary

308 High St, Oregon City, OR

This summary is based on seller-provided improvement information and is intended for general informational purposes. Buyer to verify all improvements, permits, condition, systems, unit configuration, square footage, and intended use during due diligence.

Exterior Improvements

- 2025 roof replacement.
- 2025 siding replacement.
- 2025 gutter replacement.
- Unit A kitchen porch and porch roof replaced.
- Dormer windows repaired; select windows replaced.
- Porch rail repairs completed.
- Fencing repairs completed, including picket fence repairs.

Attic Improvements

- 2016 to 2017 attic refresh completed.
- Original plank floor area covered with updated floor surface.
- Drywall ceiling, fresh paint, and chimney skim coat completed.
- Exterior chimney removed at roofline.

Unit A - Top Floor

- Total rehab completed at 2016 purchase.
- Kitchen cabinet, appliance, and lighting updates.
- Bathroom updates including new vanity and updated floor surface.
- Cadet heating installed or updated.
- Interior paint and related improvements completed; original wood flooring was not replaced.

Main Floor Unit - 310 High St, Same Building

- Additional bedroom added.
- Kitchen appliance updates completed.
- Bathroom updates including vanity, toilet, and tub.
- Lighting and floor surface updates completed.
- Exterior stairs off kitchen replaced.

Unit C

- Kitchen appliances replaced.
- Cadet heating installed or updated.
- Toilet plumbing rebuilt.
- Floor surface replaced.

Basement / Systems

- New electrical panels installed.
- Furnace updates completed.
- Water heater updates completed.

Note: This attachment does not replace buyer inspections or due diligence. Information is subject to buyer verification.

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