

Building Upgrades After Purchase

Capital investment \$ 18,000.00

Complete electrical separation between first & second floor.
Separation tested & verified by RG&E

Remove first floor drywall ceiling. Install new Fire-rated drywall ceiling
Tape, finished & spackle newly installed ceiling.

Two New furnace & AC installations for both 1st & second floor.

New first & second floor Hot Water Heater installation

Install new 2nd floor vanity, sink, & faucet. Install new Moen Brand,
Moentrol Model, anti-scald bath faucet. Install new toilet fixture.

Installation of concealed wiring & control panels for separate first &
second floor alarm systems

Installation of Commercial Carpet Square carpeting into first floor office.

Install two metal Fire rated doors in first floor hallway.

Install two first floor, battery back-up, emergency exit lights

July 2011

Total Roof Shingle tear-off. Minor plywood replacement. Entire new
roof shingle replacement. GAF Brand Timberline architecture shingles
Savage & Son Roofing

.July 2014

New 2nd floor Apartment Kitchen counter top, sink & dishwasher.
New Apartment linoleum floor
New Apartment carpeting

Paint second floor apartment

July 2014 Remove all second floor window fixtures. Install 8 new second floor window fixtures with necessary trim & moldings. J & J Construction

August 2014 Remove old asphalt pavement from parking lot. Install new asphalt material over parking lot base. Install asphalt material along west side of building down to rear lower yard. R& W Asphalt Paving Co

August 2017 Repair/replace wood roof eaves & wrap w/ aluminum. Install new no-maintenance overhang venting

December 2018 Remove old garage door. Install new metal garage door. Otto Garage Door

June 2019 Paint building exterior siding & trim with Sherwin Williams "Super Paint"

October 2019 Furnace & Hot Water Heater Service. Install new furnace room double wall. Type "B" vent piping up to base of double wall chimney. Install new vent connectors for Furnaces & HW Heaters.

July 2021 Remove parking lot chain link fence. Install new fencing with posts & hardware.

July 2022 Remove both furnace room hot water heaters. Install 2 new 40-gallon hot water heaters with necessary connections

July 2022 Install new 1st floor powder room vanity & faucet, Install new linoleum flooring. Install new American Standard Cadet-3, model Toilet fixture.

March 2023 Install new Simpli-Safe monitored security system for lower tenancy

September 2023 Remove Furnace, Cooling Coil Box, & outside A/C Condenser Unit serving second floor apartment. Install new Rheem Brand gas furnace & 2-ton outdoor cooling condenser with necessary connections