

The following are improvements and repairs made to the subject since its 2022 purchase:

Both Buildings:

- Per City of WP updated Water Utility sensors from being mounted on outside to cell signal meters
- New stain on both buildings
- Added and buried dedicated Fiber Internet lines per building
- Replaced water heaters
- Updated Garage doors
 - New garage doors, door operator, tracks, springs, wall mounted interior controls, wall mounted exterior keypad controls, cables, and weather seals

West Building

- Electrical brought up to Residential code
- Attic access brought up to Residential code
- Removed interior wall + closet to open up space
- Installed new carpet + vinyl for area near doors & kitchenette
- Fixed burst pipe in wall
- Filled trip hazard hole in concrete in shop floor
- Corrected drainage pipe angle from wall in shop
- Added 1x30 Amp & 1x50 Amp plugs in Shop
- Updated electrical conduit between 2 power boxes to bring up to code
- Updated base board heaters brought up to Residential code
- Removed and patched 2 vents to seal office space to bring to Residential code
- Removed ceiling mounted ventilation ducts in shop

East Building

- Replaced exterior Trim boards garage smaller west windows
- Replaced East facing Window + Frame
- Installed custom wood coat and hat rack below East Window
- Fixed power outlet in east wall
- Replaced kitchenette faucet
- Installed 3 inside mount Blackout Double Cell top-down/bottom-up cordless shades per window in office space
- Fixed and updated toilet handle, flange, and mounting anchors for toilet
- Fixed power outlet in bathroom next to mirror
- Added Water pressure expansion tank
- Updated pressure valve release



- Added mounting bracket to support water main and distribution pipe hardware

Site

- Reinforced and regraded earthen berms behind buildings
- Placed paver stones spanning both buildings north side roof line edge along ground to prevent erosion by precipitation runoff from roof
- Spread Local Blend of Grass Seed from County Conservation Office
- Added Downspout Gutter extensions for improved drainage
- Removed asphalt chunks and rocks from yard
- Removed significant amount of wire / no longer used lines
- Filled in low spots with dirt
- Removed old fence
- Removed overgrown grass & prolific rose bushes from all along interior north fence
- Replaced fence in place with like kind (cedar)
 - Mesmers: Colorado Brown Stain
 - Now has concrete footers (had none before)
 - South face of fence & gate main support posts are 6"x6"
 - Fence built with strong winds in mind
- Replaced sidewalk drainage pipes
- Removed sheet metal shed that was inside fenced area
 - Filled fence interior with dirt accordingly