

**List of repairs, improvements, added value to 140 Salola Ln since 12/21\*:**

1. New roof & skylights (took off old roof/skylights and replaced with higher quality, longer lasting roofing, etc., required pressure washing/etc. after: \$31,000+/-
2. Mold (not bad mold)\*\* remediation (former owners had passed separately and Executor left the house without the heat pump on for months on end), treatment of all surface areas, treatment/protection of walls of basement from moisture from outside, extensive additional work performed throughout by expert & per expert directives: \$34,000+/-
3. Repainted all interior painted surfaces (walls, ceilings, trim, etc.) with specially treated paint, several coats, etc. (material & labor) twice: \$28,000+/-
4. Painted outside of home (not the siding to the back): \$8,000+/-
5. Per expert directive on directing water from the home, removed flora, put down additional concrete abutting the home (and slanted away to redirect), and performed other tasks for preventive measures: \$9,000+/-
6. New heat pump & related services: \$14,000+/-
7. New Schluter system and tile & tile work per expert: \$6,000+/-
8. New lighting fixtures (and labor) consistent with post 2021 updating throughout the interior & related services: \$ 9,000+/-
9. Correction of numerous misc items identified by inspection 2021 when purchased by appropriate experts and/or contractors, including required materials: \$11,500+/-
10. New appliances & installation: \$8,000+/-
11. Purchase and installation costs of items to add to FMV (doors, etc.): \$3,000+/-
12. Monitored Security System: \$2,000+/-
13. Radon mitigation system (spent extra to insure mitigation): \$4,000+/-
14. Replaced deck railings, dog fencing with same materials, pressure washed and primed/stained twice, also primed/stained joists and wood under back porch: \$7,000
15. Completed pre-listing checklist of identified repairs, etc. (inspection, materials & labor) to get house good as new: \$6,000
16. Remove old, installed new water heater, tank, thermal expansion tank & plumber/labor labor: \$ 4000+/-
17. Removed and replaced basement doors/labor: \$3500+/-
18. Other required corrections, updates & improvements made over time and for tax basis and value (removed old carpet/pads/etc., replaced with new, higher-end, dry wall repair, and similar items as examples of misc) : \$10,000+/-

Expenditures on 140 Salola Ln (to renovate & update to like new) since 12/2/21: approximately \$198,000

\* Approximate or rounded costs, may include materials, labor, follow up, cost of expert advice/directives.

\*\* Extra measures also taken (per expert advice) to prevent future mold, and because Seller & family have allergies-highly sensitive

NOTE: These approximate amounts are prepared by Owner/Seller (for tax basis-does not include expected annual routine/standard maintenance on any home).