

## UPGRADES – 1 COLBY LN, PELHAM NH

ROOF – JUNE 2019 (Architectural shingle, 30 yr. Warranty transferable to buyer)

WINDOWS – SOME REPLACED AND/OR REPAIRED – 2018 (in 2 bedrooms)

EXTERIOR WOOD SIDING & TRIM PAINTED – 2020/2021

SOME EXTERIOR WOOD SIDING REPLACED PRIOR TO PAINTING (approx.65% )

SOFFITS & FACCIA BOARDS REPLACED

OIL TANK – 2018

FURNACE – 2017

A/C MINI SPLITS (COOLING/ALTERNATIVE HEATING) - 2020

ELECTRICAL SERVICE – 2018 & WIRED FOR A GENERATOR

MASTER BATH – 2017 (CUSTOM WHIRLPOOL DRAINS&VALVES REPLACED)

FRONT & BACK EXTERIOR HARVEY DOORS INSTALLED (2018)

6 PERSON HOT TUB BUILT IN DECK –REPLACED ORIGINAL JETS W/ MORE POWERFUL JETS & ADDED COLORED LIGHTS UNDERWATER

HOT WATER TANK – INSTALLED AN ELECTRIC ANOID TO PREVENT INTERIOR RUST AND FILTER OUT THOSE MINERALS THAT CAN END A TANK'S LIFE

IMPROVED DECK (2021) WITH NEW WOOD BOARDS & SOME COMPOSITE DECKING

GARAGE DOORS REPLACED & GARAGE SIDE ENTRY DOOR ADDED (2017)