

## 1802 South Talbott Street, Indpls

### Average Utilities

Electric:	AES	\$110.00/month for the full year
Gas, Sewer, Water:	Citizens	\$120.00/month for the full year
Internet:	Spectrum	\$105.00/month — Verizon 5G available
Security System:	Vivint	\$141.45/month

### 2018 Home Renovation

- Windows
- Siding- concrete composite
- Roof
- Gutters
- Sump Pump
- Plumbing (all PVC)
- Water Heater
- Furnace (gas)
- AC unit
- Flooring
- Washer & Dryer
- Stove
- Refrigerator
- Privacy fence

NOTE: Basement was excluded.

## Home Improvements

- 2019 Furnace exhaust re-graded for optimal efficiency
- 2020 Added front flower garden
- 2021 Basement sealant paint
- 2022 Added new outlet below the main kitchen window
- 2023 Added butcher block countertop off of the sink and holding cabinet  
Added dishwasher hookup & outlet  
Added dishwasher  
Had problematic weed tree hanging through all the electrical wires cut down and removed from backyard
- 2024 Had old/original patio ripped up, old back steps ripped out  
Replaced wood behind original back steps with PVC wood  
Had new step installed  
Had full patio professionally installed  
Did full backyard landscaping  
Added electrical and lights: backyard- uplight & tiki torch light  
front yard- garden lights & electrical  
Added new black metal railing to the front stairs  
Fuse box fully re-wired  
House grounded  
Added Vivint security/home system
- Three outdoor cameras: 1 front with controllable floodlights, 1 street side with controllable floodlights, 1 backyard camera (no light)
  - Two fire/CO2 detectors (one upstairs, one on main floor)
  - Two glass break detectors (one in the front office, one in the kitchen - both work, one of our dogs has set them off not even breaking glass)
  - Front doorbell & camera
  - Thermostat
  - Main control panel
  - Front and back door trackers
  - Security and fire tracking service
- Added new entryway screen door

## *Home Improvements*

- 2025      Added two raised garden beds in backyard  
            Stained fence
  
- 2026      Had house exterior gaps extensively, professionally sealed  
            New kitchen hardware