

## PROPERTY INFORMATION: 38 PINEBROOK DR

### IMPROVEMENTS:

In 2022/2023:

Full painting and removal of wallpaper  
6 LED can lights- kitchen  
New electrical receptacles and cover plates  
Light switches and cover plates replaced  
New window treatments throughout  
New fans and light fixtures

Deck railing replacement  
Chimney wood siding replaced with fiber cement siding  
New garage door openers

Fireplace cleaned and serviced  
Updated powder room including painting, new vanity, faucet, toilet and light fixtures  
2<sup>nd</sup> bathroom – new toilet, shower insert refinished, lighting, faucet.

Lower level finished with LVP flooring, addition of bedroom, full bathroom.

### KITCHEN:

New appliances- all replaced in 2022, including gas cook top, drop in oven, dishwasher, refrigerator, microwave  
New faucet and disposal

### TERMITE:

Termite maintenance (through BugOut)

### SYSTEMS:

2009 water heater  
2017 Trane HVAC  
1994 Trane propane and electric hybrid split heat pump

### ROOF:

2018 as per previous seller disclosure, gutters/roof blowing on regularly scheduled maintenance.  
New side gutters installed 2022