

On Monday, June 29, 2026 at 11:48:06 AM CDT, Sam Woolf <pswoolf@gmail.com> wrote:

Hi Will,

Please find the requested details regarding home repairs, HOA fees, and detector maintenance below:

Major Repairs and Replacements

- June 2025: Back patio, front step, sidewalk, and driveway section replaced by Full Pull Construction.
- May 2025: Whole-house surge protection installed by West Allis Heating.
- December 2024: Furnace, AC, heat pump, and humidifier installed by West Allis Heating.
- November 2024: Water heater installed by J.J.'s Plumbing.
- May 2023: Roof, gutters, and gutter guards installed by Tri-County Contracting.
- November 2022: Radon system installed by Lifetime Radon Solutions.
- June 2020: Garage door openers installed by Mequon Overhead Door.
- August 2019: Kitchen appliances replaced (refrigerator, dishwasher, gas stove/oven, and microwave).
- August 2018: Sump pump installed by J.J.'s Plumbing.
- March 2017: Washer and dryer replaced.

Annual HOA Fees, billed in January each year

- 2026: \$225
- 2025: \$220
- 2024: \$175
- 2023: \$135
- 2022: \$135

(Additional history is available upon request)

Wired Smoke and CO Detectors

The units were replaced in January 2026. The inventory includes:

- Main Floor: 1 Combination Smoke/CO (outside Primary Suite), 1 Smoke (inside Primary Suite).
- Second Floor: 1 Combination Smoke/CO (top of stairs), 1 Combination Smoke/CO (loft area), 4 Smoke (one per bedroom).
- Basement: 1 Combination Smoke/CO (near NE corner).

Please let me know if you need additional information.

Re: Dates for Major Repairs / Replacements; HOA Fees; Smoke and CO Detectors

From: Sam Woolf (pswoolf@gmail.com)

To: willhollrith@sbcglobal.net

Date: Monday, August 31, 2026 at 07:26 PM CDT

Hi Will,

Great to meet with you today!

The latest improvements include:

- September 2026: new carpets installed in bedrooms and common areas by Carpets Galore & Flooring**
- August 2026: new luxury vinyl plank flooring installed by Carpets Galore & Flooring**
- August 2026: freshly painted exterior trim by Flores Painting**
- July 2026: freshly painted interior by Flores Painting**

Thanks,

Sam