

CAPITAL IMPROVEMENTS & MAINTENANCE HISTORY

3529 N Summit Ave • Milwaukee, Wisconsin

OWNER'S APPROACH TO MAINTENANCE

The improvements reflect **thoughtful renovations, significant infrastructure upgrades, and ongoing preventative maintenance**, with attention to the home's integrity, appearance, and functionality, and to its major mechanical, electrical, plumbing, drainage, and heating systems. **A comprehensive history of improvements, major systems, and ongoing maintenance completed by the current owner.**

VALUE-ENHANCING IMPROVEMENTS

2017

Kitchen & Breakfast Room

- Complete **Kitchen Renovation**
- **Breakfast Room Renovation**

Primary Bathroom

- Complete **Primary Bathroom Renovation**

Fireplaces

- Living Room fireplace converted to **gas**
- Lower-Level Living Room fireplace converted to **gas**

Attic & Storage

- Installed **drop-down attic staircase**
- Added **attic flooring and shelving**, improving accessibility and usable storage

Foundation / Drainage

- Installed **sump pumps** (north wall and laundry room)
- Added **drain tile along the north wall**

2019- Outdoor Living

- Constructed approximately **400 sq. Ft. composite roof deck over the garage**, creating a substantial outdoor living and entertaining area.
- Equipped with a dedicated natural gas connection.

MAJOR SYSTEMS & INFRASTRUCTURE

2017

Electrical — July 2017

- Electrical system upgraded to **200-amp service**
- Installed **new circuit breakers**

Plumbing — 2017

- Plumbing upgrades include Primary Bath and Kitchen

Heating & Cooling - Installed **two central air-conditioning units servicing main and upper levels**

2022

Water Heater — June 2022 - Installed new **40-gallon water heater**

2026

Boiler System — January 2026

- **Complete boiler system replacement**
- System installation and ongoing annual maintenance performed by Mr. Holland's

Paint refresh - September 2026

COSMETIC & INTERIOR IMPROVEMENTS

2017

Interior Painting — June/July 2017

Laundry Room — March 2018

- Updated laundry appliances:

MAINTENANCE & PROFESSIONAL SERVICE

The property has received ongoing professional maintenance and service, which has helped preserve the condition and performance of its major systems.

HVAC / Electrical / Plumbing

Mr. Holland's-866-992-1717

- HVAC, electrical and plumbing services
- Annual maintenance
- Boiler installation and service

Sand Masters- (262) 284-0000 Original White Oak Floors

Interior Painting

BY Christopher — Chris Frank- 262-989-3793

- Whole-house interior painting

2026 Paint refresh - September

Front Point Security: App-based subscription service

Approx. \$40-50.00 per month

Digital hub in kitchen and outside primary bedroom

- Sensored for:
- Smoke
- Carbonmonoxide
- Flood
- Glass break
- Motion