PROPERTY FEATURES / SELLER-PROVIDED INFORMATION

1736 Manchester Drive

Grafton, Wisconsin

MECHANICAL SYSTEMS & COMPONENTS

Furnace 1 (downstairs)	**2019**
Furnace 2 (upstairs)	**Dec 1995**
A/C unit 1 (downstairs)	**1995 (estimated)**
A/C unit 2 (upstairs)	**Aug 2026**
Water heater	**2021**
Water softener	**Aug 2024**
Roof (15-year asphalt shingle)	**June 2023**
Siding (LP SmartSide)	**Oct 2020**
Luxury vinyl flooring (1st floor)	**Sep 2022**
Overhead garage door	**Sep 2019**
Overhead garage door springs	**Nov 2026**
Effluent pump (septic)	**May 2015**

PROPERTY IMPROVEMENTS

New chimney cap with pulldown	**2010**
New front exterior doors	**2010**
Sliding patio door (great room)	**2010**
Sliding patio door (kitchen)	**2010**
Fireplace tile	**2010**
Recessed lighting (foyer / great room)	**2010**
Paver patio / kitchen with pergola	**2012**
Upgraded to 220V service panel	**2012**
Replaced siding	**2020**
Replaced roof & gutters	**2023**
Replaced flooring (1st floor)	**2022**
Kitchen quartz counter & appliances	**2022**
New front stoop	**—**
New asphalt driveway	**2011**
Hot tub pad and electrical	**—**

INCLUDED ITEMS

- Washer
- Dryer
- Microwave (upstairs)
- Gas stove top
- Dishwasher
- Refrigerator (upstairs)
- Double wall oven
- Refrigerator (downstairs)
- Microwave (downstairs)
- Cabinet (back office)
- Patio grill
- Patio refrigerator
- Patio speakers

EXCLUDED ITEMS

- Great room TV
- Great room speakers

All dates, features, inclusions and exclusions are per seller. Buyer to verify information.