

4821 E Sheridan St Phoenix AZ 85008

List of Capital Improvements

Roof

Shingle: Remove layers of 20 year shingles and underlayment
 Remove all roof jacks, t-taps and drip edge flashing
 Clean the entire roof
 Synthetic paper underlayment
 Install 4 roof jacks, 2 T-taps
 Install 30 year architectural shingles

Flat:

Remove existing material
 Clean the entire roof
 Install base underlayment
 Install two-by-two flashing
 Install SBS modified

4 A/C Units

3 A/C units, 2 tons Goodman
 1 A/C unit, 2.5 tons Goodman
 4 returns grill filter and duct work
 4 thermos stats, stends, disconnects, elbows

Electrical

4 240V / 100A main service panel
 Mounted, leveled and labeled
 Circuit breakers, grounding rods, bonding neutral and ground bus bar terminations
 4 60A subpanels, fed from the main service panel
 4 240V / 40A circuits for electrical ranges
 Dedicated power connections for 4 AC units
 30A two-pole breakers and disconnect old boxes
 Repaired all exterior GFCI outlets
 Replaced defective GFCI receptacles

Landscape

Removed trees around front driveway
 Removed trees and debris in backyard
 Removed old sidewalk, replaced with new concrete
 New concrete driveways to 3 units and storage area
 Installed 5 grass parcels in backyard
 Installed grass parcels between driveways in front yard
 River rock around all grass, sidewalks and driveway
 Installed fencing in front of each unit
 Installed wood fence between each unit
 Installed lath over mental wire fencing
 Built new mail box receptacle with mail boxes

Outdoor

Stuccoed front of all units

Painted all outside surfaces
Installed and painted 5 entry doors

Storage Build 4 storage units
Finished the insides of each unit
Painted units
Installed 4 doors
Painted and replaced wood in covered parking for all 4 units

Appliances 4 refrigerators
4 dishwashers
4 ranges
4 microwaves above ranges
4 washer & dryers
4 water heaters

4 Units Leveled floors
Installed new flooring throughout entire units
Painted all interior walls and ceilings
New kitchen cabinets
New kitchen sinks
Kitchen counters and backsplash
New toilets
New bathroom sinks
New bathroom cabinets
New bathroom counter
Cleaned showers and tubs
New bathroom mirrors
Installed new overhead fans in every room
11 Milgard windows and 3 sliding doors

DocuSigned by:

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Tricia Glad

9/25/2025

Individual