

**Property Improvements**  
**75 Spinnaker Way, Portsmouth**

- New HVAC (furnace 2025 and AC 2026) and filter- June 2026
- Installed new refrigerator- 2026
- Fresh paint on walls and interior doors throughout (with ceiling and closet touch ups) 2026
- Sanded and refinished LR and DR and hallway wood floors; polished kitchen floor 2026
- Professionally cleaned carpets in bedrooms, 2nd floor hall, and stairs-2026
- Installed new door hardware throughout (hinges and knobs)-2026
- Installed new LED light fixtures (vestibule, hallway, kitchen)-2026
- Installed new ceiling fan with LED light in upstairs hallway-2026
- Installed new brushed nickel switch plate covers throughout main living space; antique bronze in kitchen-2026
- Installed new garbage disposal and on/off switch-2026
- Installed new entry locks with one key to open all and to match interior knobs-2026
- New doorbell -2026
- Gas fireplace cleaned and serviced- 2026
- New 10-year smoke detectors-2026
- Association built new patio and privacy walls- 2026
- Association replaced pool in- 2025