

## Upgrade notes from the seller...

### - ***Boiler and European panel radiators***

The boiler is brand new. It is a Triangle Tube Challenger high efficiency combination boiler. Tested at 92.3% efficiency when installed in January. There are 7 Hydronic Alternatives European style hot water panel radiators that are heated via the boiler with six zones/thermostats. (Hydronic) They produce radiant and convective heat and don't dry the air like a furnace.

### - ***Tankless water heater***

Water heater is a Rinnai RUC98i high efficiency condensing tankless water heater. It was installed 1-2-16 and is serviced annually. It produces 5 to 6 gallons per minute and we can easily take 3 showers at the same time without running out of hot water.

Home also has backup electric radiators, a free-standing Lopi wood burning stove, and a free-standing Stardance SDB30R Vermont Castings gas heating stove.

### - ***Kitchen appliances***

All new appliances (kitchen stove, fridge, dishwasher, microwave, washer, dryer, disposal) installed within last year or less. kitchen faucet.

### - ***New windows in living room and downstairs living room.***

Newer carpet and flooring downstairs living room carpet downstairs guest room, mirror closet doors downstairs, 3 new bathroom toilets, bathroom vanities and faucets

### - ***30 x 40 shop with furnace***

Shop/garage completed in 2014. Garage furnace is a Trane XV95 high efficiency 2 stage condensing furnace that produces 90,000 btu.

### - ***other***

under deck (dry deck) with rolling door  
gutters  
fenced yards  
landscaping and sod  
dog kennel  
entryway remodel