

1431 St. Andrew St. — Updates & Maintenance

- **Exterior Paint:** Painted approximately 1–3 years ago. Rotted wood replaced as needed, completed in stages.
- **Security Wiring:** Existing wiring for front porch cameras with original DVR located in the laundry area; no active security system currently in place.
- **Insulation (Under House):** Closed-cell spray foam insulation installed beneath the first floor.
- **Pipe Insulation:** All pipes individually insulated under the property.
- **Attic Insulation:** Blown-in insulation installed on attic decking.
- **Flooring:** Approximately 75% original pine flooring that has been refinished; additional flooring replaced as needed over time.
- **Interior Paint:** Walls painted regularly as needed for maintenance.
- **Lighting & Fans:** Ceiling fans and overhead lighting installed in all units (not original to the 100+ year-old property).

Major Systems Upgrades (2005–2006)

- **Plumbing:** All interior and exterior plumbing replaced. Exterior plumbing primarily copper; some possible PEX. No galvanized piping present.
- **Water Meter System:** One main 2-inch water meter located beneath Apartment A with manifold and individual valves for each apartment.
- **Electrical:** Entire electrical system replaced; upgraded from one meter to eight individual meters.
- **Infrastructure Investment:** Water and electrical upgrades totaled approximately **\$250,000** at the time of installation.

HVAC Systems

- All units are **under 10 years old**, except one second-floor unit which remains operational though it has not been replaced. Age can be confirmed during inspection.

Roof & Exterior Improvements

- **Roof:** Replaced approximately **4 years ago** following Hurricane Ida (main structure and carriage house).
- **Balconies:** Pediguard seal applied to all balconies.
- **Windows:** Non-pedestrian facing windows upgraded to double-insulated units.

Kitchens & Appliances

- Kitchens updated periodically as needed.
- All units include a full suite of appliances; most include dishwashers.

Laundry

- Coin-operated **washer and dryer installed in 2025** in the laundry area. Coin operation can be removed or modified if desired.

Additional Notes

- Property previously held a **short-term rental license for the block**, but the owner elected not to renew (potential opportunity depending on current regulations).