

## **Upgrades to the house**

- 1- Upgraded bedrooms and closets to engineered hardwood flooring (2018)
- 2- Re-landscaped (new trees), freeze resistant plants and custom exterior landscape lighting (2020)
- 3- Home cinema room (2019). All technical work done by Johnson Controls licensed technicians / electricians
- 4- Soft starts installed on both AC condensing units along with installation of new capacitors and condenser fan motors (2025) – this extends the life of the units
- 5- Removed wood expansion joints and professionally replaced with caulking (KTX Expansion Joints & Coatings) (2024)
- 6- Whole home surge protector (2025)
- 7- Back-up generator hookup with panel interlock (2025)
- 8- Upgraded pool lights (2025)
- 9- Re-caulked all exterior windows and doors (2025)
- 10- Repairs done to all loose fence posts (2025)
- 11- Both hot water tanks replaced (Jan 2023)
- 12- Water softener and reverse osmosis water system (Dec 2018). Last maintenance March 2025.
- 13- Custom Laundry room cabinets (2020)
- 14- Custom Living room TV unit cabinets (2025)
- 15- Home fully painted (2023)
- 16- Painted and added hardware to kitchen, butlers pantry and bathrooms (2025)

## **Recent Inspections Completed**

- 1- Irrigation system full inspection (repairs/upgrades completed) - 7/26/2025. Report available.
- 2- Culligan maintenance on water softener and RO system - 3/2025
- 3- Roof inspection. All recommended repairs completed - 4/29/2024
- 4- Foundation and property drainage inspection (Karr Engineering) – No issues identified. - 3/12/2025
- 5- Pool and pool equipment inspection and service (repairs completed) – 12/2025
- 6- Dryer vents cleaned/serviced – Next inspection due 2027
- 7- AC system/furnace serviced by my own HVAC technicians. System in perfect condition.

## **Things we are willing to negotiate with the house**

- 1- Gun safe
- 2- Fridge (2020)
- 3- Standup freezer (2024)
- 4- Custom – freestanding - fireplace mantel (dining room)
- 5- Cinema room projector and sound system
- 6- Backup generator (still under extended warranty) through Amazon. Purchased 2025
- 7- Exterior pool storage bins
- 8- Popcorn machine