



# 3326 Louvre Lane

## UPDATES AND IMPROVEMENTS (2018-PRESENT)

### INTERIOR FEATURES:

- **Kitchen - Water Filtration System:** Annual Maintenance: Replaced Filters for Premier Reverse Osmosis Filter System (2026)
- **Attic - HVAC:** Annual Maintenance: HVAC System: change filter 20X25X4; and Precision Tune-up (2026)
- **Attic - Tankless Water Heater:** Annual Maintenance: Flush Tankless Water Heater & Descaler system (2026)
- **Kitchen - Water Filtration System:** Installed Sterling QCRO-50 Quick Change Reverse Osmosis System (2024)
- **Attic - Tankless Water Heater:** Installed Flow-Tech Anti-scale Unit (2024)
- **Kitchen Disposal:** Installed Deluxe 3/4 HP Disposal, Continuous Waster PVC, and Emergency Stop and Supply (2024)
- **Kitchen Appliance - Dishwasher:** Installed KitchenAid – Top Control Built-in Tub Dishwasher with Third Rack – Stainless Steel (2024)
- **Attic - Dryer Ventilation:** Dryer Booster Fan (2024)
- **HVAC System:** HVAC Replaced With Lennox 5.0 Ton Coil and Furnace HVAC system, 2 New Drain Lines/Pans, Heater stands, Vent Pipes (2023)
- **HVAC System Maintenance:** RunTru by Trane 5.0 Ton 14 SEER Coil with new drain pan and new drain lines; supply Plenum; Dual Run Capacitor for + Single Run Capacitor (2021)
- **Kitchen - Sink:** Upgrade with Standard ½ HP Disposal (2021)
- **Flooring:** Carpet in 5 Rooms Upgraded to Regal Engineered Hardwoods in Distressed Grey (2020)
- **Security / Smart Home:** ADT Control Panel and wiring, HIK System with 4 installed cameras (2020)
- **Kitchen:** Upgraded Granite Countertops (2018-2019)
- **Bathrooms:** Upgraded Granite Countertops (2018 - 2019)
- **Kitchen Upgrades:** Installed New Kitchen Appliances: GE Profile Refrigerator With Ice Maker, GE Profile Dishwasher, GE Profile Convection Dual Oven & Microwave (Wall Unit), GE Profile Gas Range cooktop (2018- 2019)

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## UPDATES AND IMPROVEMENTS (2018-PRESENT)

### EXTERIOR FEATURES:

- **Irrigation System For Landscape/Yard:** *Repair 2 Lateral Lines, Repair 1 Flex Line Fitting, Replace 15 Head Sprayheads and Straighten 2 lines (2026)*
- **Residential AC:** *Professional Cleaning of Unit and Coils (2026)*
- **Landscaping / Yard:** *30 bags of Vigoro Premium Shredded Black Mulch for base of trees (front/back), 6 bags of Bermuda Grass Seed, 6 Foxtail plants, 8 Pink Ground Cover Plants (2026)*
- **Pool/Spa Maintenance:** *Bi-Annual Maintenance Filter Cleaning and Equipment Check (2026)*
- **Gutter:** *Bi-Annual Gutter Cleaning (2023 - Present)*
- **Landscaping/Yard:** *Weekly Mowing, Leaf Removal and Maintenance (2022 - Present)*
- **Tree Trimming:** *Annual Tree Trimming (2023 - 2025)*
- **Irrigation System for Landscaping/Yard:** *Repair Leak Flex Line and Flex Pipe; and Upgraded Drip System With 3 Grey Spider Drip Manifolds (backyard) (2025)*
- **Pool Equipment:** *1.85HP 230V Tristar VS 900 Variable Speed Pump + Other Supplies, 2HP 240 SPA Air Blower (2024)*
- **Electrical:** *Upgrade 15 to 20A arc Fault or GFI Breaker; Upgrade Multiple Duplex Outlets; Installed Bubble Covers; Replace 60Amp Disconnect; Electrical Panel Maintenance (2024)*
- **Pool Maintenance:** *Weekly Cleaning Pool (2024)*
- **Exterior Quarterly Maintenance:** *Quarterly Monitoring for Termites (2024 - present)*
- **Monthly – Standard Pest Control:** *Monthly – General Pest Control spraying (2024 - present)*
- **Quarterly Mosquito System Spraying :** *Quarterly Mosquito System Spraying (2024 - present)*
- **Pool Equipment:** *Installed Hayward AQL2-POD2 Touchscreen Wireless Remote (2024) Plus Transformer For Prologic*
- **Garage Doors:** *Updated both garage door opening systems, tension rods and Lift Master 7' Belt Rail and Rebuild with New Rollers, 2 car garage = 1 Lift Master 87504-267 Secure View – Ultra Quite Belt Drive Opener, Camera and Battery Backup, 1 Car Garage = 1 Lift Master (2023)*
- **Irrigation System:** *Update Diaphragm & Solenoid Valve, Controller Rain Bird ME3 w 3 stations modules & Wi-Fi, Numerous Nozzle and sprinkler heads and spikes (2023)*
- **Pool Equipment:** *Jandy 2 HP Blower (2022)*
- **Pool Equipment:** *Hayward Tristar Variable Speed Pump (2020)*
- **Pool and Spa Maintenance:** *Weekly Maintenance (2020)*
- **Pool:** *Large White LED 12V Pool Light with 100 Ft Cord & Assorted Electrical Parts and Junctions Parts (2019)*
- **New Roof:** *New Composition Roof Installed (6 years old) (2019)*