



THE JENNIFER WAUHOB

TEAM

Upgrades- 27710 Rainy Creek Ct

NEW Roof being installed May 2026

Consistent routine maintenance throughout ownership

- Dryer vent professionally cleaned
- Roof inspected and maintained with recommended repairs completed
- Exterior pressure washed (front and back)
- Exterior windows professionally soft-washed
- Brick and stone surfaces professionally cleaned
- Landscape refreshed with new mulch and seasonal flowers
- Trees trimmed annually
- Lawn cared for by Fertig Fertilizing — healthy Bermuda grass in the backyard and upgraded Zoysia in the front yard
- Backflow preventer and sprinkler system winterized annually
- Reverse osmosis water filters at kitchen sink replaced annually
- HVAC system routinely serviced, including cleaning coils, drains, and filters; upgraded high-quality filters used

2020

- All carpet and padding upgraded and replaced throughout
- Interior freshly painted, including garage
- Kitchen sink removed and professionally repaired
- New downdraft fan installed for cooktop, with upgraded insulation and custom-fitted gas line

2021

- Front door professionally refinished
- Garage hardware and exterior lighting professionally refinished
- Front shutters professionally painted

2022

- Upgraded 6-inch PVC drainage system installed across backyard and along both side yards
- New Zoysia sod installed in front yard (well-suited for shaded areas)
- Brickwork repaired and replaced along patio wall
- New 50-gallon water heater installed
- HVAC downstairs unit capacitor replaced



2025

- Installed CLACK WS1 water softener (64,000 grain capacity)
- HVAC downstairs unit condenser fan motor replaced
- New wood fence with custom gates installed

2026

- All toilets replaced with upgraded connections
- Kitchen island enhanced with expanded granite countertop to accommodate bar seating
- Kitchen lighting fixtures upgraded with dimmer controls
- Updated lighting added in laundry room and primary closets
- Two windows with broken seals replaced
- New garbage disposal installed

Post-Inspection 2026

- HVAC system serviced - drains cleared, ducts inspected, and system confirmed clean
- Kitchen plumbing updated with new disposal fittings; no leaks present