

Repairs Detail & Approximate Timing

<u>Item</u>	<u>Description</u>	<u>Date</u>
HVAC	Complete HVAC Replacement (2 Compressors, 2 Air/Heat Units in Attic & All duct work in Attic)	2015
HVAC	Service Checkup	2026
HVAC	Clean All Duct work & Seal all Vents @ Registers	2026
HVAC	Replace all Registers	2026
Garage	Install New Door Opener	2024
Pool	DE Filter Replacement & Pump Replacement	2023
Pool	Static Test Pool and Repair return line leak	2025
Pool	Replace Deck Joints at Pool Deck tranistion	2025
Pool	Drain & Deep Clean Pool Plaster surface	2026
Pool	Replace Pool Light	2026
Pool	Add Paver areas along pool to increase useable deck space.	2015
Pool	Replaster Pool Surface	2015
Pool	Replace Pool Waterline Tile	2015
Roof	Replace 1st Story roofing w/TAMKO Heritage "Weathered Wood" Architectural Shingles	2025
Roof	Replace 2nd Story roofing w/TAMKO Heritage "Weathered Wood" Architectural Shingles	2017
Masonry	Point & Tuck Exterior Brick	2026
Masonry	Repair & Lift Brick Mailbox	2026
Masonry	Demo Interior Planter below stairs to open area.	2026
Plumbing	Replace all Toilets with Current Efficient models	2023
Plumbing	Replace Water Heater	2023
Plumbing	Replace Kitchen Faucet w/Large Gooseneck Faucet w/pullout sprayer.	2026
Plumbing	Replace Vanity Faucets with updated models	2026
Plumbing	Replaced Toilet Fill Valves	2026
Plumbing	Replaced sinks with Undermount Stainless Steel Sinks	2026
Plumbing	Replaced all Vanity Bowls w/High Glaze Porcelain Undermount models w/integral overflow.	2026
Plumbing	Replaced all Sink p-traps	2026
Plumbing	Replaced all Toilet Seats	2026
Plumbing	Replace Master Bath Tub with Oversized Garden Tub & Calcatta "Marble" Tile surround & Tub Step	2026
Plumbing	Replace Enclosed shower w/Open Frameless Glass Door/Wall w/Calacatta "Marble" Tile Surround, Recessed Caddie & Rain Shower Feature	2026
Plumbing	Replace Tub and Shower Faucets	2026
Plumbing	Add Rain Shower at Master Shower	2026

Plumbing	Add Rain Shower at Master Shower	
Countertops	Replaced all Kitchen Counters w/ Calacatta Quartz Tops	2026
Countertops	Replaced Bar Area Counters w/ Calacatta Quartz Tops	2026
Countertops	Replaced all Vanity Tops w/ Carrera Quartz Tops & Undermount Vanity Bowls	2026
Countertops	Install Calacatta Quartz at Breakfast Area desk & deep window seat.	2026
Countertops	Install Carrera Quartz at Master Office Desk	2026
Countertops	Install Calacatta Quartz at Master Vanity Counter	2026
Flooring	Replace Kitchen/Breakfast Area Vinyl Flooring w/ 6"x36" upgraded "Wood" Tile Flooring	2026
Flooring	Replace Utility & 1/2 Bath Vinyl Flooring w/ 6"x36" upgraded "Wood" Tile Flooring	2026
Flooring	Replace Entry Tile w/ 6"x36" upgraded "Wood" Tile Flooring	2026
Flooring	Add "Wood" Tile below stairs to flow with Entry	2026
Flooring	Replace All Bathrooms Carpet/Tile flooring w/all 6"x36" upgraded "Wood" Tile Flooring	2026
Flooring	Replace Carpet in Living/Dining/Bedrooms/Office & Gameroom	2026
Electrical	Replace Dining Light w/Satin Steel Fixture	2026
Electrical	Replace Breakfast Area Light w/Satin Steel Fixture	2026
Electrical	Replace Entry Light w/Satin Steel Fixture	2026
Electrical	Add LED Flush-Mount LED lighting throughout the Kitchen area	2026
Electrical	Add LED Flush-Mount LED lighting throughout the living area	2026
Electrical	Add LED Adjustable Eye LED lighting below the stairs	2026
Electrical	Add LED Adjustable Eye LED lighting at the Fireplace	2026
Electrical	Add additional LED Flush-Mount lighting in Master Bath	2026
Electrical	Replace Upstairs & 1/2 Bath lighting w/LED Flush-Mount lighting.	2026
Electrical	Update Exhaust Fans/Lighting Combo units in Master & Upstairs Baths	2026
Electrical	Update Front Porch Light	2026
Electrical	Replace all plugs and switches Throughout	2026
Electrical	Replace Smoke Detectors	2026
Electrical	Add Exterior Lighting Above Garage Doors	2023
Trim	Replace Master Bath Cabinetry	2026
Trim	Replace Front Entry Door w/Thermal Glass & Wrot Iron insert model	2026
Trim	Replace Rear Door w/Updated Thermal Glass Panel Unit	2026
Trim	Replace Exterior Siding w/Hardie Panel Fiber Cement Siding	2023

Hardware	Update all Cabinet Hardware	2026
Hardware	Update all Door Hardware	2026
Hardware	Update all Door Stops	2026
Appliances	Update Stove Top to 5 Burner Stainless Steel/Glass Top Stove	2026
Appliances	Update Oven to 27" Stainless Steel Model	2023
Appliances	Update Dishwasher to Stainless Steel Energy Saver Model	2023
Paint	Wash Exterior Brick & Siding	2026
Paint	Repaint Exterior Siding/Trim/Doors	2026
Paint	Repaint Interior Ceilings/Walls/Trim/Cabinets	2026
Landscape	Remove Damaged Magnolia from front yard	2026
Landscape	Rework/Reduce landscape beds	2026
Landscape	Cutback Bushes and Crepe Myrtles from Roof Line	2026
Landscape	Install Sod in thin areas & all areas where beds were reduced/removed	2026
Landscape	Replace Front bedding bushes/flowers	2026
Landscape	Mulch all beds	2026