



Outdoor Upgrades:

Remove/Replaced all plants for enhancement with select species

Added 2 tons limestone - chop block right side of house

Added low voltage spotlights for walls

Graded ground at roof drip line for positive gravity flow of rainwater

Added ryerson steel edging + bull rock around roof drip line (3 tons)

Installed 3" Oklahoma redbud tree side of driveway

Removed all grass at sides of home and installed decomposed granite (6 yards)

Installed new fences in back (2) with rot boards, ryerson steel, bullrock (3 tons)

for positive gravity flow and rot prevention

Added flagstone path behind pool with blackstar gravel

Added 4' cedar partition fence

Replaced all nozzles & heads on the sprinkler system. Ran new multistrand wire to controller & replaced all valves and assembly with boxes.

Replaced pool light to panel w/multi color LED

Installed new LED high voltage down lights in shade trees (3) at 12' + high into canopy.

Removed all wood expansion boards from driveway + front sidewalk entrance.

Replaced with gray polymer caulk/filler.

Painted back patio decking & around pool with concrete paint.

Electrical Updates:

New re-wire throughout home to include;

- 210 Amp panel labeled
- 12 Ga wire in attic

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- Subpanel w/240 volt stub up side house
- Outdoor landscape outlets at trees & house perimeter with GFI
Added landscaper outlets with GFI back beds
- Fire alarms hard wired
- RV garage upgraded for craft (woodshop) to subpanel
- All GFI in and out replaced

23 solar panels

6 security cameras recording for 2 weeks

Recent 3.5T Trane A/C

Modified duct work for central air and heat in garage + RV garage

Inside Updates:

Replaced all window blinds (from vertical) w/2" wood blinds

Replaced all sink fixtures

Replaced back door with a new door and interior blinds

Added floating red oak book shelves to bedrooms 2 & 4

Decked garage attic for add'l 350 sq ft

Installed and stained sliding door cabinet organizer in garage for nuts, bolts, nails, etc

Installed brick panelling hard & textured wall w/ artistic design in garage

Installed baseboards in both garages

Insulated RV garage door

Installed stained cedar trim boards in RV garage

Installed double copper curtain rod in master shower