

**VALENTINA LARES**

## Features & Updates – 19603 Mills Meadow Ln

GENERAL	
Interior Paint	(2025): New interior paint
Doors & Trim	(2025) New front door
Attic Insulation	(2025) new blown cellulose for entire house
Flooring (hardwood, tile, carpet, LVP, etc.)	(2020): New porcelain tiles in kitchen and main bathroom (2025): New tiles in second bathroom
Lighting Fixtures	(2025): New LED recessed lighting in ceilings. New solartube in bathroom.
Smart Home Systems (security, thermostats, AV wiring)	(2025): Programmable thermostat; Ring security system and CCTV system covering the outside of the house. CAT6 network cabling throughout the house.

MECHANICAL / ELECTRICAL / PLUMBING	
Plumbing (Supply lines, drain lines, water heater/tankless, fixtures, hose bibs, etc.)	(2026): new water heater. Under Sink Water Filtration system. (2025) new PEX lines with insulation to prevent freezing
HVAC / Mechanical (Ductwork, new AC/Heating, thermostat, ventilation / bath fans, range hood, etc.)	(2025): New AC system. Compressor, Condenser, evaporator and Furnace (2025) New ceiling exhaust fans in bathrooms.

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KITCHEN	
Appliances (fridge, oven, cooktop, dishwasher, microwave, hood)	(2025): New GE microwave. New In-sink-erator (2025) New Samsung washer. (2020) new Samsung dishwasher
Flooring	(2020) Italian Cementino Porcelain Tile

BATHROOMS	
Layout changes (move walls, enlarge shower/tub)	(2020): complete renovation of main bathroom. Walls, sheetrock, Schluter Kerdi waterproofing, flooring, glass shower, tiles. (2025) complete renovation of second bathroom. Walls, sheetrock, Schluter Kerdi waterproofing, flooring, glass shower, tiles.
Tub/Showers (tile, glass, enclosure)	(2020): new faucets, tiles and glass main bathroom (2025): new faucets, tiles and glass second bathroom
Fixtures (faucets, shower heads, etc.)	(2020, 2025): New faucets & showerheads.
Tile & Flooring	(2020) new Italian cementino tiles in main bathroom (2025) new penny mosaic tiles in second bathroom
Exhaust Fan	(2020, 2025): All new. Including insulated exhaust flexible tubes in attic

BEDROOMS / LIVING AREAS	
Paint & Trim	(2025): New Sherwin Williams paint.

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EXTERIORS / LIVING AREAS	
Siding / Exterior Paint	(2025): painted.
Windows & Doors	(2025): Main door changed
Landscaping	Front Landscaping 2025
Fence / Gates	(2024, 2026): new wood fence right side and back. New fence left side
Emergency Power Backup	50kw batteries provided BASE energy. Can run the whole house for 3 to 4 days depending on energy use. Batteries are leased for \$29 a month for 9 years. Energy rate with BASE is 8c per KW. Installation cost was \$1500 in January 2026.
Garage (doors, epoxy floor, storage)	2026 new garage door opener