

PROPERTY FEATURES DONE PRIOR TO LISTING THE HOME:

- ROOF MAINTENANCE WAS DONE EARLY IN 2026 TO REINFORCE COCKING FROM THE ELEMENTS AND AROUND SOME PIPES ON THE ROOF.
- LIVING ROOM, KITCHEN, DINING ROOM, AND STAIRCASE FRESHLY PAINTED.
- PAINT TOUCHED UP IN BEDROOMS.
- HOME HAS A TANKLESS WATER HEATER.
- APPLIANCES CONVEYED WITH THE SALE OF THE HOME:
 - REFRIGERATOR
 - WASHER
 - DRYER
 - TVS (IN THE LIVING ROOM AND MASTER BEDROOM)
 - WALL MOUNTS IN THE GUEST ROOMS.

THE BELOW MAINTENANCE/ REPAIRS WERE PERFORMED ON 8/03/26:

- **HVAC SYSTEM MAINTENANCE (INCLUDED) :**
 - PERFORMED COMPLETE PREVENTIVE MAINTENANCE ON THE HVAC SYSTEM
 - CLEANED INDOOR AND OUTDOOR COILS AS NEEDED.
 - FLUSHED AND INSPECTED CONDENSATE DRAIN SYSTEM.
 - CHECKED REFRIGERANT PRESSURES AND SYSTEM TEMPERATURES.
 - INSPECTED ELECTRICAL COMPONENTS, CONTRACTOR, CAPACITOR, WIRING, AND SAFETY CONTROLS.
 - VERIFIED BLOWER OPERATION, THERMOSTAT OPERATION, AND OVERALL SYSTEM PERFORMANCE.
 - CONFIRMED SYSTEM IS OPERATING PROPERLY AFTER SERVICE.
- **DRAIN PAN & PRIMARY DRAIN CLEAN-OUT (INCLUDED):**
 - CLEARED BLOCKAGE FROM THE PRIMARY CONDENSATE DRAIN LINE.
 - CLEANED AND FLUSHED THE DRAIN PAN TO RESTORE PROPER DRAINAGE.
 - VERIFIED CONDENSATE FLOWS FREELY THROUGH THE PRIMARY DRAIN.
 - TESTED THE DRAIN SYSTEM TO HELP PREVENT FUTURE OVERFLOW AND WATER DAMAGE.
- **RESTROOM PVC P-TRAP PLUMBING CLEAN-OUT (INCLUDED):**
 - CLEARED BLOCKAGE FROM THE RESTROOM PVC P-TRAP AND DRAIN LINE
 - FLUSHED THE PLUMBING TO RESTORE PROPER DRAINAGE.
 - VERIFIED PROPER FLOW AFTER CLEANING
- **CAPACITOR REPLACEMENT (INCLUDED):**
 - REMOVED THE WEAK/FAILING CAPACITOR AND INSTALLED A NEW, PROPERLY RATED REPLACEMENT.
 - TESTED SYSTEM OPERATION AFTER INSTALLATION TO VERIFY PROPER COMPRESSOR AND FAN MOTOR PERFORMANCE.
- **UV LIGHT INSTALLATION - INSTALLED IN ATTIC - (INCLUDED):**
 - INSTALLED A UV GERMICIDAL LIGHT INSIDE THE AIR HANDLER TO HELP REDUCE BIOLOGICAL GROWTH ON THE EVAPORATOR COIL.
 - SECURED ALL ELECTRICAL CONNECTIONS AND VERIFIED PROPER OPERATION.
 - TESTED THE SYSTEM AFTER INSTALLATION TO ENSURE NORMAL OPERATION.

THE BELOW REPAIR/MAINTENANCE WAS PERFORMED ON 8/15/26:

- **MAINTENANCE ON THE 3½-TON ICP AIR-CONDITIONING SYSTEM**
 - INSTALLED A NEW CARRIER EVAPORATOR COIL
 - USED R-410A REFRIGERANT
 - INSTALLED A NEW LIQUID-LINE FILTER DRIER
 - VACUUMED THE SYSTEM DOWN TO 500 MICRONS
 - CLEARED THE DRAIN LINE
 - CHECKED THE R-410A REFRIGERANT LEVELS