

Upgrades and recent maintenance at 1506 Peyton Oaks Pl.

Upgrades

- Covered Patio with Lighting and Fans
- Generac Whole Home Generator Natural Gas Powered with Wi-Fi Connectivity
- Kwikset Keyless Entry Front and Back (alarm.com automation)
- Security System through Duncan Security, Door and Front and Back Cameras (alarm.com)
- Q Link Garage Opener with Wi-Fi Connectivity (app or alarm.com)
- Z Wave Technology Light Switches for Front Lights, Balcony Lights, Kitchen Lights (alarm.com automation)
- Smart Light Bulbs installed throughout home - WIZ App, All recessed canned lights, fan lights on 2nd and master bedroom
- Govee Smart Fan / Lights - First Floor Bedroom / Office
- Built-in Shelving and Storage - First Floor Bedroom / Office
- Govee Lighting in Built-in - First Floor Bedroom / Office
- New Tile Floors - First Floor Bedroom / Office and Balcony
- New Stairs Installed and Hallway Flooring on 3rd Floor
- New Carpet Installed in all Bedrooms and Closet
- Master Closet Installed (Closets by Design)
- Osmosis Water Filters and Tank - Kitchen Sink
- iFlow HVAC Drain Cleaning Device Installed (requires app and purchasing of their solution)
- Reme Halo Air Purification (requires bulb replacement 2 - 3 years installed dec 2023)
- Halo 5 Water Home Water Filtration (8 - 10 year life installed dec 2023)
- Rinnai Tankless Water Heater Installed with Battery Backup with Wi-Fi connectivity (Air specialist recommended) (Dec 2023)
- Garage Floor Sealant Installed
- Whole home surge protection installed in box
- Surge Protection added to AC unit
- Slow Start added to AC unit (extends life)
- Garage Racking/Hanging Tools System Installed
- Rachio Irrigation Controller Installed with wifi connectivity

Repairs & Maintenance Items

- 5E Ethernet Cabling throughout house up to 1 GB Speeds
- Network box - 3rd floor right bedroom closet
- Mainline Drain Clean out (Sept 2026)
- Annual HVAC Maintenance (recommend Air Specialist)
- Annual Tankless Water Heater Maintenance (recommend Air Specialist)
- Microwave Magnetron Replaced by Home Warranty
- Missing Window Flashing Installed on Right Rear Windows with Stucco Repairs
- Exterior Vents of Home Replaced (2025)
- Additional Rear Home Landscaping Drainage installed for covered patio gutter drainage
- 2nd floor painting
- Balcony Railing Painted
- Garage Door Spring Updated and Rollers Replaced