

Daaang Ranch
Property Improvements & Upgrades
August 2021 – October 2026

Main House Interior

1. New smoke detectors added during 2021
2. ADT alarm system added during 2021
3. New faucet added in guest bath during 2022
4. Installed in 2022 new hardwood floors in the primary bedroom, the stairs to the 2nd floor, all 3 bedrooms upstairs, the upstairs office area and bunkbed room. Also refinished existing hardwood floors in the downstairs hall, dining room, living room and kitchen at the same time.
5. During 2022, repainted all interior walls, trim, doors, bathroom and kitchen cabinets, kitchen island, closets including shelves and built-ins with premium Sherwin-Williams paint.
6. Added built-in cabinetry and shelves in primary bedroom during 2022
7. During 2022 did extensive electrical work and replaced all interior lighting with recessed LED lights. All interior outlet covers were replaced
8. All ceiling fans replaced inside home during 2022
9. New kitchen garbage disposal added in 2022
10. New kitchen faucet replaced in 2022
11. Wine fridge added during 2022
12. Stand-alone KitchenAid ice maker replaced during 2023
13. Installed one (1) new 5-Ton Goodman HVAC system during 2023
14. Primary bathroom sink faucets replaced during 2024
15. Primary shower drain, door and slab replaced during 2025
16. One (1) new tankless Rinnai water heater and one (1) new traditional Rheem 50-gallon tank water heater installed during 2025

Main Home Exterior/ Breezeways

1. During 2023, replaced old cedar siding on Main Home with new fiber-cement Hardie Plank siding, adding insulation and painting all siding, as well as breezeway ceilings and posts with premium Sherwin-Williams paint
2. Painted during 2023 the screened-in porch floor using premium Sherwin-Williams paint
3. Ceiling fans installed on screened-in porch during 2023
4. Recessed LED lighting added to the screened-in porch and breezeways between the garage, main home and Party Barn/ Shop during 2023
5. During 2024, painted the metal roof of the Main Home with a Sherwin-Williams coating specifically formulated for metal roofs

Pool

1. Replaced all pool cleaning equipment in 2021
2. Replaced entire screened pool enclosure during 2022
3. Replaced the 1.5 HP Pentair pool circulation pump during 2026

Daaang Ranch
Property Improvements & Upgrades
August 2021 – October 2026

Garage, Greenhouse and Garden Shed

1. During 2023, replaced old cedar siding on garage with new Hardie Plank siding, adding insulation and painting all siding with premium Sherwin-Williams paint.
2. Renovated during 2023 each of the three (3) garage doors, added windows to all three garage doors, painted each with premium Sherwin-Williams paint and installed new automatic garage door openers on each.
3. During 2023, added windows to and painted all three garage doors with premium Sherwin-Williams paint, and installed new automatic openers
4. Added during 2023 a high-grade polyurea protective coating to the garage floor
5. Also during 2024, updated the garden shed. This included repairing and painting the exterior walls and roof to complement the other buildings.
6. During 2024, painted the roof of the garage with a Sherwin-Williams coating specifically formulated for metal roofs
7. During 2024, the greenhouse was renovated. This included leveling the structure, roof replacement and exterior/ interior painting with premium Sherwin-Williams paint

Party Barn Interior

1. Installed during 2022 hardwood floors on stairs to second floor and upstairs bunkroom
2. Replaced the garbage disposal under the bar sink during 2022
3. Installed one (1) new 5-Ton Goodman HVAC system during 2023
4. One (1) new traditional Rheem 50-gallon tank water heater installed during 2025
5. Installed washer and dryer with associated hookups in Party Barn storage room during 2025

Party Barn/ Shop Exterior

1. During 2021, installed a new deck adjoining Party Barn and painted with premium Sherwin-Williams paint
2. During 2024, painted the exterior of the Party Barn/Shop with high-grade Sherwin-Williams exterior paint and painted the metal roof with a separate Sherwin-Williams coating specifically formulated for metal roofs.

Well House/ Backup Power

1. In 2024, installed a 48 kW liquid-cooled Generac propane-powered standby generator with an aluminum enclosure and automatic transfer switches. Supplied by two 1,000-gallon propane tanks, the generator provides backup power to the entire Daaang Ranch
2. During 2026, replaced the existing reservoir tank electric motor/ pump feeding the two (2) Flexcon pressure tanks with an FPS / Franklin Electric, D-Series centrifugal booster pump, model 5DB1, driven by a WEG 5 HP motor

Daaang Ranch
Property Improvements & Upgrades
August 2021 – October 2026

3. During 2026, Replaced the two (2) 120 gallon Flexcon pressure tanks that provide water pressure throughout entire ranch property

Acreage Updates and Land Improvements

1. During 2021 cleared ~15 hazardous 90+ foot pines within the picket fence between the main home and Party Barn/ Shop. Also cleared ~2 acres adjacent and West of the pool/ main home, naming it "Sadie's Meadow."
2. During 2022, cleared 4 additional acres bordering Neblett's Creek on the East side of the property, removed numerous hazardous trees threatening the main home and Party Barn/ Shop, added numerous landscaping features throughout the property and also added a new Rain Bird irrigation system and sod over the entirety of Sadie's Meadow. The Daaang Ranch has a total of three (3) lawn irrigation systems.
3. During 2022, extensive low-voltage landscape lighting (both uplights and downlights) was installed throughout the building complex including around the main home, garage and Party Barn/ Shop
4. During 2023, hardscaped the Religious Garden behind the main home porch and removed several hazardous trees
5. **Installed in 2025 a spectacular, custom-built 60' × 37' combination pickleball and basketball court, providing an exceptional setting for recreation and friendly competition. The court features a regulation-size pickleball layout with a rollaway net, a half-court basketball layout with a college three-point line, and an adjustable MegaSlam goal with a 72-inch backboard. Built on a substantial 5-inch, 4,000-psi reinforced concrete slab, the court includes a painted playing surface, drainage slope and 8-foot ball-containment fencing.**