

## 2 Silver Circle Rancho Mirage

### DISCLOSURES

January 2026

Replace springs on large garage door by Harvey's Garage Door Company  
Cost: \$550.00

November 2025

Installation of five Kidde 10 year battery life smoke and carbon monoxide detectors. Cost: \$218.72

August 2025

Replacement of three leaking windows. Large window in master bathroom. Two windows on front of house. Installed by Fairway Glass and Mirror. Cost: \$3627.00

July 2025

Re-roof entire roof with 60 mill mule hide PVC heat weld roofing system including new sky lights. Reinstallation of solar panels included new piping and wiring. Rancho Mirage Roofing. Cost: \$36,349.00

July 2025

Hydro jetting all drain lines and camera inspection by Nexgen Plumbing. No issues reported. Cost: \$4702.00

July 2025

Replaced roller wheels on four sliding doors by Superior Sliding Door. Cost: \$1500.00

June 2025

Installed one 5 ton and one 4 ton American Standard Platinum Series Variable Speed air conditioning systems. Systems carries a transferrable 10 year guarantee for parts and labor plus two year maintenance. Installed by Priority One Heating and Air Conditioning. Cost: \$34,576.00

June 2025

Replaced all landscape poly pipe irrigation with PVC piping front and back yards. Cost: \$2000.00

February 2025

Cloths dryer vent cleaning by Desert Air Duct Cost: \$239.00

April 2024

Entire home repipe hot and cold water lines including installation of water softening system. Discharge from backwash drains to a dry well located in the rose garden by the side wall 3' from the fence line, and 15' from the house foundation. Repipe due to slab leaks. Areas of outside stucco were removed and refinished to access water connections for the shower in the master bathroom and the master bathroom vanity sink on the south wall by Nexgen Plumbing. **Cost: \$35,936.00**

August 2023

Pool Tile cleaning and acid wash by Aqua Fresh Pool Service. **Cost: \$2275.00**

October 2023

HVAC Duct cleaning by Desert Air Duct Cost: **\$1600.00**

November 2022

Installation of Pentair Easy Touch pool control system by a Kool Pool Service. **Cost: \$2421.36**

May 2022

Installation of Westinghouse W Gen 9500 DF generator converted to run on natural gas. Interlock kit installed by Palmer Electric to enable the generator to power the house. Gas line and power line installed 18" underground by Durango Plumbing. Generator is enclosed in a "Zombie Box" noise reduction enclosure. **Cost \$4500.00**

August 2019

Installation of Pentair Intelliflo 2 VSF pump by Castellanos Pool Service. **Cost: \$1500.00**

March 2015

Installation of 32 Sunpower solar panels on a 20 year prepaid lease. Due to Sunpower bankruptcy, lien on equipment has been removed and system is now owned by homeowner. **Cost: \$34,000.00**

Newton front gate communication system

Door bell functions. Gate release does not function. Voice communication does not function.

Slight discoloration on the ceiling above the TV

This is due to the removal of a pot light and fading of the drywall patch. The pot lite was removed to run electricity for the installation of the ceiling fan.

Light switch blanks on thermostat wall of family room

Right blank housed the switch for the removed ceiling pot light.

Left switch in the electrical box was empty from the time the current owners purchased the house. It was for a light on the built in shelving unit on the TV wall that was removed. Shelving unit was part of the original construction.

There is a recess in the TV wall in family room. Recess was left in place to accommodate a flush fit for the TV to the stack stone wall.

Area behind TV in master bedroom needs surface sanding and painting.

Buyer is responsible for verifying house square footage, boundaries, lot size and permits.

Seller advises buyer to contact local municipalities regarding local wildlife in the area.