

Exhibit A – List of Improvements

Work Completed at 6051 Judwick Cir, Huntington Beach

1. Roof Repair
Tom Byer Roofing
9-27-22
Starter Board Replace/Restructure

2. Replace Heater Furnace
Balanced Air
12-7-98
New Furnace

3. New Garage Door Openers – 12-16-2023
Mesa Garage Doors
Replace Openers

4. First Floor Remodel – 5-10-2008
Hohns Corp
New Floor, Fireplace, Stairwell, Electric

5. Backyard Patio Cover – 7-12-2017
Patio Masters
New Cover

6. Built in Barbeque – 5-16-2010
Barbeques Galore
Replace Barbeque

7. House Front Expansion – 10-19-2004
By Owner
Expand Kitchen and Entry with Permit

8. Garage Doors – 2-5-2004
Mesa Garage Doors
Install New Garage Doors

9. Re-roof – 8-14-2002
John Sheatz – The Roof Guy
New Roof

10. Water Heater
Wish Granted plumbing – 9-10-2025
New Tankless Water Heater

11. Spa Equipment
Orange County Pool Solutions – 7-31-2025
New Heater, Filter, Pump and iAqualink Controls

12. Termite Work – 8-14-2017
Best Choice Fumigation
Tented the property

13. Property Drainage – 2-5-2023
Landscaper
Replaced Drain line to the street

14. Smoke Detectors – 8-12-2017
Alarm Contractor
Installed 2 - 10 year Smoke Detectors
1 Each Floor

15. Carbon Monoxide Alarm – 8-12-2017
Alarm Contractor
Installed a Carbon Monoxide Alarm
Second Floor