

**120 Carob Way, Coronado, California**  
**Improvements & Maintenance Summary – 2022-2026**

**2022**

1. Termite prevention treatment - House tented.
2. Brand new furniture throughout.
3. Master bathroom fully remodel; all new fixtures & carpentry.
4. New home office & storage.
5. New dog door.
6. New exterior doors locks and exterior gates keypads.
7. New remote-controlled shades.
8. All new HD large smart TVs.
9. New security system, including all new sensors, control panels & cameras.

**2023**

10. Chimney flue serviced and masonry crown rebuilt for improved exhaustion.
11. Improved landscape throughout, including turf at sidewalk.
12. New landscape lights and timer including new low-wall lightning at sidewalk.
13. New EV charging station @ garage.
14. Pool: new pump & control panel.
15. Water desalination system serviced.
16. New water filtering system @ pantry.
17. Two new garage doors opening motors w/security cameras.
18. Code compliant handrail added to main stair

**2024**

19. MIELE kitchen appliances maintenance service provided.
20. Waterproofing & new floor finish at master bedroom's terrace.
21. Replaced 2 sets of French doors.
22. Replaced all 3 fireplaces equipment.
23. Exterior wood gates refinished.

**2025**

- 24. Roof cleaning, including replacement of all damaged clay roof tiles.
- 25. Replaced south facing window systems at ground level.
- 26. Termite prevention treatment at the attic.

**2026**

- 27. Install Leak Detection System
- 28. Install 2 new HVAC systems (Furnace & Chillers)
- 29. Install monitored smoke & heat detectors.
- 30. New garage doors battery back-up.

**Yearly**

- 31. Palms trimming.
- 32. Grills pro-cleaning.
- 33. Hardscape power washing.
- 34. Professional (int. & ext.) windows and gutters cleaning.
- 35. Exterior stucco walls cleaning as required.

**On-going 2022-to date**

- 36. Monthly house cleaning.
- 37. Regular house systems inspection and operation.
- 38. Regular operation of appliances & electronics.
- 39. Weekly pool service.
- 40. Regular landscape maintenance including sprinklers.