

PROPERTY IMPROVEMENTS & UPGRADES

18664 Lemonwood Lane • Riverside, California 92508

Seller-provided improvement history and property feature notes

Recent major updates: HVAC systems (2020) • PebbleTec pool finish (2020) • 75-gallon water heater (2025) • GE double ovens & dishwasher (2026)

MECHANICAL, APPLIANCES & FUNCTIONAL UPDATES

HVAC systems • May 2020

Air-conditioning systems installed in May 2020. Systems were professionally serviced on April 30, 2026 by Inland Empire Comfort.
Seller-provided note: service report indicated the systems were in good working condition with no recommendations.

GE double ovens & dishwasher • August 2026

New GE double ovens and dishwasher installed in August 2026.
Warranty transferability is being confirmed; a transferable warranty should not be represented until verified.

75-gallon water heater • June 2, 2025

75-gallon water heater installed June 2, 2025.

GE reverse-osmosis drinking water system

Under-sink GE reverse-osmosis water purification system installed at the kitchen.

Kitchen cabinet roll-outs

Pull-out / roll-out shelving added within kitchen cabinetry for improved storage access and functionality.

Family-room fireplace blower • June 2023

Fireplace blower installed to improve the efficiency and heat circulation of the family-room gas fireplace.

OUTDOOR, POOL & PROPERTY IMPROVEMENTS

PebbleTec pool finish • 2020

Swimming pool refinished with a PebbleTec surface in 2020.
Seller-provided note: estimated comparable work today at approximately \$9,000-\$10,000; this is not represented as the original installation cost.

RV parking & decorative iron gates

Dedicated RV parking area created and finished with decorative iron gates featuring copper-toned lion details.
Seller-reported historical project cost: approximately \$26,000.

Outdoor solar shower • August 2021

Outdoor solar shower installed in August 2021.
Seller-reported historical cost: approximately \$950.

Tiled courtyard & fountain

Courtyard finished with tile and complemented by a decorative fountain.
Seller-reported historical costs: approximately \$4,000 for courtyard tile and \$1,200 for the fountain.

INTERIOR FINISHES & DESIGN DETAILS

Slate flooring & stone wall accents

Slate flooring and complementary stone / rock wall finishes added throughout portions of the home.

Seller-reported historical project cost: approximately \$22,000.

Downstairs millwork

Approximately 6 1/4-inch rounded-corner base molding installed throughout the downstairs living areas.

Amber art-glass statement chandelier

Elegant 16-light amber art-glass chandelier paired with a 42-inch ceiling medallion.

Seller-reported original fixture cost: approximately \$1,695, plus approximately \$800 for installation. The original fixture is discontinued; current smaller comparable models differ in scale and light count.

SELLER-PROVIDED REFERENCE NOTES

- All dates, costs, descriptions and service information above are based on information provided by the seller and are presented for reference.
- Historical project costs are not intended to represent current replacement value, appraised value, or an increase in the market value of the property.
- Buyers should independently verify permits, warranties, transferability, condition, specifications and any other information material to their purchase decision.