

EXTERIOR UPGRADES

Front Entryway

- New Flagstone pavers separated by decorative rock

Garage & Driveway

- New oversized 9-foot custom garage door & hardware
- 2 remote garage-door openers
- Garage recently drywalled and finished
- New EV charger in garage
- New paver driveway
- New paver sidewalk

Landscaping & Yard

- New front yard & rear yard landscaping with new sod
- New sprinkler system & drip irrigation system
- Apple tree, plum tree, lemon & carrotwood tree
- 45 new privacy trees planted in rear yard

Exterior & Electrical

- New tankless water heater
- New 200-amp electrical panel-(Permitted)
- New front Hardie Board house siding
- New fascia boards
- New exterior paint
- New exterior house lights
- New soffit/canister lighting at front of home
- New Dual Windows (Permitted)

Roof & Structure

- New 50 -Year CertainTeed Presidential TL shingle roof-(Permitted)
- 2” Ensolcomp thermal ventilated insulation roof panels
- OC Deck Defense roof sheathing
- Two layers of 30-lb. underlayment over Ensolcomp
- Custom eave and ridge vents
- Sunroom/converted 4th bedroom/office roof-torch down material roofing.

Rear Exterior

- New rear exterior door
- New wooden staircase leading to rear yard

Garage & Driveway

- New oversized 9-foot custom garage door
- New garage-door hardware
- 2 remote garage-door openers
- Garage recently drywalled and finished
- New EV charger in garage
- New paver driveway
- New paver sidewalk