

RECENT HOME IMPROVEMENTS & UPGRADES

Significant improvements and repairs have been completed throughout the home to enhance its condition, functionality, and presentation. The following summary is provided for buyer reference.

Interior Improvements

- ✓ Full interior repaint including walls, ceilings, trim, doors, baseboards, casings, and window seats
- ✓ Patched downstairs drywall cracks
- ✓ Repaired water-damaged drywall in upstairs game room
- ✓ Installed new carpet in bedrooms, closets, stairs, and game room
- ✓ Removed downstairs carpet and installed new laminate flooring
- ✓ Refinished HVAC vents
- ✓ Replaced ceiling fans
- ✓ Replaced kitchen light fixture
- ✓ Installed missing smoke detectors
- ✓ Completed light bulb replacement and lighting troubleshooting

Kitchen & Bathrooms

- ✓ Installed new 40-gallon water heater and upgraded water supply lines to current code
- ✓ Replaced garbage disposal
- ✓ Installed new kitchen faucet
- ✓ Replaced angle stop valves
- ✓ Repaired moisture-damaged kitchen sink cabinet base
- ✓ Repaired range hood vent termination and damper
- ✓ Cleaned/replaced range hood grease filter
- ✓ Repaired/replaced upstairs hallway bathroom exhaust fan
- ✓ Refinished primary bathtub
- ✓ Refinished primary shower
- ✓ Replaced three ADA-compliant toilets
- ✓ Cleared primary bathroom tub drain

HVAC Improvements

- ✓ Installed new compressor
- ✓ Installed new capacitor
- ✓ Installed new drain pan
- ✓ Completed HVAC tune-up

Electrical & Safety

- ✓ Completed electrical panel safety corrections
- ✓ Installed proper garage receptacle in place of extension cord wiring
- ✓ Secured loose electrical receptacles throughout the home

Exterior Improvements

- ✓ Repaired rear exterior door jamb and trim
- ✓ Adjusted front door for proper operation
- ✓ Repaired, sealed, caulked, and painted exterior siding and trim
- ✓ Repaired and sealed front gutter
- ✓ Foam sealed attic access door
- ✓ Replaced approximately 120 linear feet of fencing
- ✓ Installed new back door weatherstripping
- ✓ Insulated exposed exterior plumbing lines
- ✓ Painted sewer cleanout and protected exterior gas line

Landscaping

- ✓ New landscaping completed

Irrigation System

- ✓ Irrigation system repaired and fully functioning

Additional Plumbing

- ✓ Replaced main water shutoff valve

Pre-listing inspection report available upon request.

This summary is intended to highlight completed improvements and upgrades and is provided for informational purposes only.