

# **31 REFLECTION POINT UPGRADES AND IMPROVEMENTS**

## **2018**

*HVAC Freon charge*

*40-gal Bradford White (US made) gas-fired water heater (6 year warranty)*

*Painted the ceilings in the living room, hallway, and master bedroom*

*Touch-up painted the inside of the house*

*Painted the exterior of the main door and kitchen door*

*Pressure wash of driveway, pathways, deck, gazebo, garage floor, and all the exterior of the house including the outside wall*

*Repainted the main entrance gate*

*Repainted the garage*

*Fixed all GFCI outlets*

*Planted new flowers in front and backyard*

*Spread new mulch in front and back yard (800cu.ft of mulch)*

## **2017**

*Sprinkler master control valve*

*Reliance Pro-Tran2™ Outdoor 30-Amp 10-Circuit Manual Transfer Switch to allow hook up of emergency generator to main electric board*

## **2016**

*Fence all around the lot (shared with neighbors)*

## **2015**

*Craftsman Garage Door Opener with Remote and Wireless Keyless Entry*

## **2014**

*HVAC 5-ton Gas-Fired Furnace (10 year Warranty) New HVAC Furnace  
Electronic Control Board*

## **2013**

*Rain-Bird Simple to Set Timer™ sprinkler control system*

**2012**

*Paint*

*Hardwood Floors Throughout*

*Remodeled Master and Guest Bathrooms - including wall tiles, tile floors, jacuzzi, toilets, sinks, granite countertops, faucets, refinished cabinets*

*Recent underground drain system in backyard*

*Recent apparent brick walls inside the house*

*Custom-made fireplace mantle*

*Roof*

*Nornam Woodfire (plantation) Shutters Throughout*

*Complete HVAC system upgrade including new Plenum w/ adjustable dampers, replaced damaged ducts, cleaned and tested all ducts and drain pipes*

*APPROXIMATELY \$79,000 IN TOTAL*

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