



HOME FEATURES AND UPGRADES

Per Sellers — Here is a complete list of all updates we've made since 2013:

Interior:

- Carpet upstairs/on stairs replaced - June 2013
- Remodeled master shower/bath combo into stand-up shower with glass doors - 2015
- Replaced flooring in master bedroom and office with Pergo laminate, limited lifetime warranty (boxes in garage) - 2016
- Replaced flooring in living & dining rooms with Trafficmaster laminate, limited lifetime warranty (boxes in garage) - 2014
- Rebuilt entire HVAC systems, All Trane equipment - 2014
 - Downstairs: 3 ton two-stage compressor, matching coil and variable speed gas furnace;
 - Upstairs - 2.5 ton compressor, matching coil, multi-speed gas furnace;
 - All new green R8 insulated duct work, distribution boxes, registers, register boxes, plenums;
 - Returns added in master and guest room upstairs;
 - All connections were mastic and flextape sealed for no leaks;
 - 5 in media air filters on each system, replaced at 6-month intervals;
 - **REME air purification system that kills bacteria, viruses, mold spores, dander, etc. Works continuously compared to a simple UV light system;**
 - WiFi Honeywell thermostats;
 - 10 year warranty on all equipment, lifetime on heat exchange in furnace
- 6 inches blown in insulation added to attic after HVAC rebuild - 2014
- Maytag washer and dryer with 10-year warranty from Maytag -2016
- Whirlpool dishwasher - 2017
- Samsung refrigerator - 2017
- New Kenmore electric oven/microwave wall combo - 2018
- Gas cooktop - 2018
- Exhaust fans in both bathrooms replaced - each less than 4 years old
- Whole interior painted - 2013
- New paint in master bedroom, downstairs hall, kitchen, guest bedrooms upstairs, touched up other rooms - 2019

Pool:

- Pool resurfaced - 2015
 - SMG River Rok coating, Lucalayn Blue (real pebbles and river rock tumbled and mixed with colored aggregate and plaster) - lifetime warranty not to chip or crack, pull away as long as proper water balance;
 - New tile;
 - New safety drain covers;
- New spa air pump motor - 2015
- Pool deck resurfaced with new concrete/always cool deck surface paint - 2015
- Variable speed pool pump - 2016
- New 333k BTU Pentair gas pool heater with lifetime warranty - 2016
- Rebuilt internals of pool filter - 2017

Exterior:

- Termite full treatment/preventative with lifetime warranty (We renew each year for \$100 through NW Pest) - 2013
- Custom steel driveway gate - 2013
- Wood deck in backyard - 2016
- Replaced breaker panel with new Square D unit, with all new breakers Square D, and surge protector for whole house; also new 6 ft ground rod, proper grounding to gas and water lines as well per code - 2017
- Sherwin Williams Infinity Exterior Paint - painted entire exterior of home; all solid real wood siding, new exact same siding found and used to repair and replace any rotting pieces - 2018
- All new gutters - 2018
- All backyard fences replaced - 2018

We have manuals and documents for most all warranties, if we don't, they are all registered with manufacturers.

All flooring, paint, and other spare building materials used for the house are located in the garage, to convey with the house (with the exception of fence pickets).

- ✓ All pool accessories and maintenance equipment/chemicals convey with property
- ✓ Refrigerator, washer, and dryer convey with property
- ✓ Additional tile and flooring material in garage convey with property