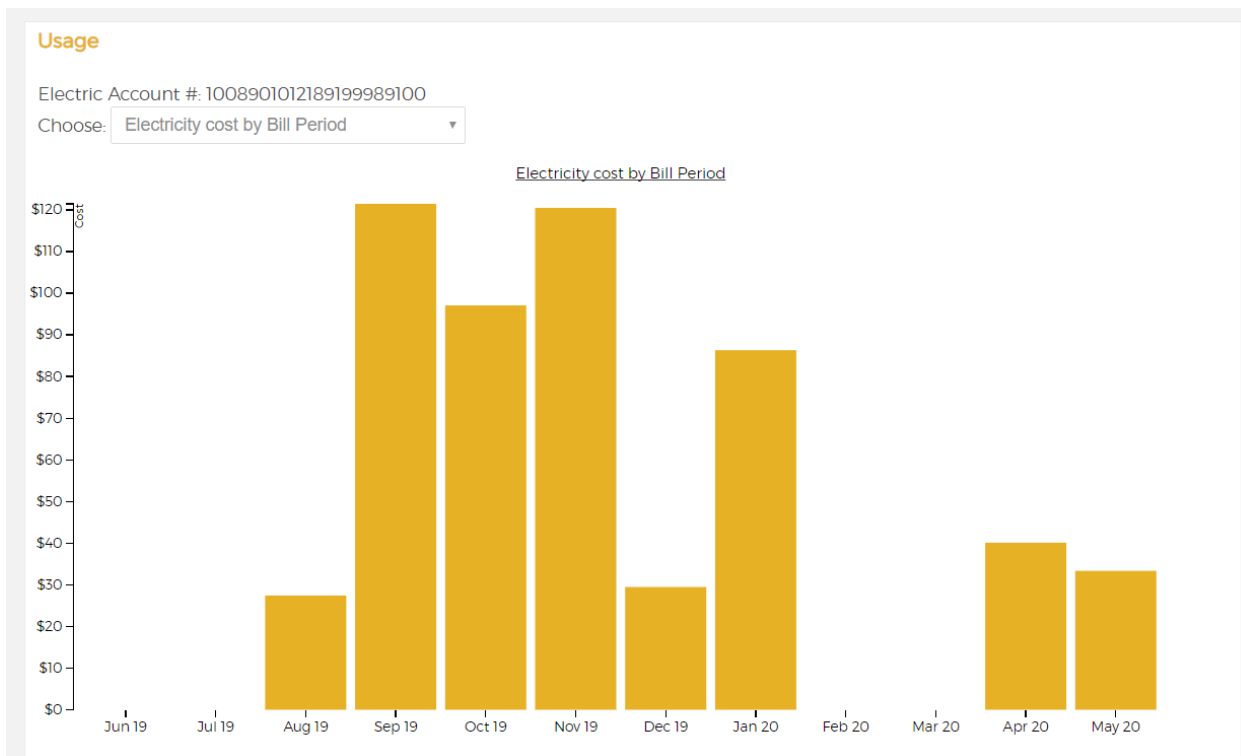


12418 Rocky Knoll – Features and Improvements

The home is equipped with Solar Panels that are leased from Sunrun at \$85/month installed 12/28/2018 The lease is for 8 more years from Think Energy. So these two combined monthly cost for power. If there is no cost shown it is a month where we had a credit.



Updates and repairs:

- T-springs and rollers replaced on Garage Door 2016
- HVAC completely replaced 2016: American Standard 5 ton 14+ SEER R-410 condenser with matching all aluminum high efficient evaporator coils, and American Standard 80% efficient 100,000 Btu gas furnaces.
- Keyless touchscreen locks on garage and back
- 2015 all interior (wall) plumbing pipes replaced
- Nest thermostat
- Back fence and new gate spring 2020
- Consistent quarterly pest control

Fall 2013

- All windows replaced
- Patio cover built and Atrium and garage completely re-done with Hardie Plank
- French doors in master and sliding door to atrioms
- All flooring replaced: Engineered Hardwood throughout house and Travertine in Master, guest and kitchen
- All interior doors and door handles
- All kitchen appliances and new garbage disposal
- Alarm system ADT
 - Windows, Doors, AC Overflow pan alarm, hot water heater alarm, key fob to arm and disarm
- Both bathrooms re-done (new tubs, toilets, surrounds, faucets, fixtures)
- 2016 Sprinkler system installed (10 zones)
- EdgeStar 12-Inch 18 Bottle Built-In Wine Cooler
- Rubbermaid FastTrack systems in all closets