

1233 Orange St.

Additional Notes

Improvement/Upgraded items since seller purchased the home in 2018

- Custom concrete floors
- New carpet with upgraded pad in master bedroom 9/20
- New A/C and coil installed July 2020
- New air handler December 2019-ish
- Storage shed in backyard (we also added a platform for additional storage inside the shed)
- New cedar fence installed 2018-2019
 - Fence has 3 large gates to access backyard
 - San Jacinto St fence is 8 ft tall
- New sliding back door in den
- Gutters to sides of home
- Custom food planter boxes in backyard
- Espalier lemon tree in backyard
- Garbage disposal
- New gas meter installed 2019
- Mid-century Modbox mailbox added 2019
- Built-in planter box in front of house renovated/repaired. Added prickly pears in removable boxes for easy maintenance.

Items completed by previous seller upon current owner's purchase in 2018

- New breaker box
- New gas furnace
- New hot water heater
- New dishwasher
- Roof estimated to be less than 5 years old

WDI Inspection report suggestions and items completed by current seller:

- Trimmed trees back
- Removed cast forms
- Installed a drip line
- Renovated the planter box
- Installed gutters

Exclusions to sale of home: All Yard Art and Patio Planters, Window Coverings on all Windows, Washer/Dryer and Refrigerator

Buyer Signature(s): _____