

# Notes from the Seller

Useful Information Relating To:

## 5706 Knobby Knoll

**Upgrades / remodeling since home purchase:** All windows were changed to double hung sliders, low e. Window in master was converted to sliding low e door. Single hung door and window between fireplace and kitchen counter was converted to sliding low e door. Pet door was installed. Front storm door was added. Security lighting was added above garage, a/c condenser and backyard and side yard. Irrigation system was reconfigured and expanded. Smart home Nest thermostat and Rachio irrigation controller. AC condenser and evaporative unit in attic was replaced. All lighting was changed to LED. Lots of landscaping rock work and plantings were done, cut back due to freeze, but will pop up with a vengeance soon. Foundation was leveled after I bought home by Bonilla Foundation, there is transferrable warranty. Foundation was remeasured two weeks ago and had not shifted since it was fixed. Survey was done when I purchased. Chimney and fire box were cleaned, treated, and sealed by The Fireplace Man when I had them install gas log system right after I purchased home.

**Internet / Cable:** House is wired for both AT&T Fiber (main fiber inlet is in living room) and Comcast. Comcast is currently wired to go into all three bedrooms. Splitters for Comcast can be located in attic above hallway.

**Flooding** House did not flood during Harvey. Main drain for street is in front of house, so it naturally floods the street during heavy rain event. Water did prevent leaving the house for 3 days and car parked on street in front of house did flood. Water did not rise past the sidewalk though. Neighbor across street, who is selling, has lived in neighborhood since day one and reports never having had flooding issues. Some on either ends of the street did experience flooding during Harvey.

**Sewer Clean Outs** There are two sewer clean outs. One is near master sliding door in the bed where there is a green handle sort of sticking up between rock path and gas meter. The other clean out is directly opposite of the green one, it is a white pipe sticking up, hiding behind two flat rocks. The city put that second one in due to a collapsed line right after I bought the house. Have not had a sewer issue since.

**Garage** has two remotes.

**Front door** has a keyless entry system

**Attic Space** House has two attics. One over garage, floored with lighting (Switch above stairway entrance inside attic on post). Other is above hallway, which is where HVAC system is. Switch for light in this attic is to left of master door by smoke detector.


**Hall closet** Cedar lined.

# Notes from the Seller

Useful Information Relating To:

## 5706 Knobby Knoll

- **A/C** - Evaporative unit inside and condenser outside both replaced in 2020. HVAC has had semi-annual tune ups by Mission A/C since I purchased home in 2016. There is a Nest smart home thermostat. HVAC filters are in hall closet.
- **Water Heater** – Age unknown. I do know that it works just fine but is too old to be serviced / flushed.
- **Stove** - installed new when I purchased home in 2016.
- **Double oven** - installed new when I purchased home in 2016.
- **Dishwasher** - installed new when I purchased home in 2016.
- **Refrigerator** - installed new when I purchased home in 2016. Water and carbon air filters are in drawer by refrigerator.
- **Washer** - installed new when I purchased home in 2016.
- **Dryer (GAS)** - installed new when I purchased home in 2016. There is a 30 amp plug in garage for an electric dryer but it disconnected at Breaker box as that 30amp Breaker services the hot tub.
- **Carpet** – April 2021
- **Paint** – April 2021
- **Irrigation** - existed when I purchased home but I did a major overhaul of the system when I purchased home where I had it reconfigured, added on, etc and then I hooked it into a smart home system called Rachio. There is a rainbird control box, new when I purchased home, in the garage cabinets. There is one leak that I know of, at a capped off sprinkler head outlet to left of northern most crepe myrtle along back fence. Oscar Irrigation is who I used to do the system.
- **Fencing** - North fence replaced 2020, South fence and gate replaced in 2017. Back fence needs to be replaced.
- **Pool** - there is no pool although tax records say there is. I guess it's under the yard?
- **Spa** - This was given to me a couple years ago and I had it professionally installed by Richard's Total Backyard Solutions and Forest West neighborhood electrician Kevin Smith. It is hardwired into the house. It's a three person Hot Spring Jet Setter hot tub model JJ1K2045. 225gal capacity. Very good brand. Was in use up to a month ago but drained for sales process. Heater and circuit boards are new. Runs like a charm. Easy to maintain with weekly chemicals. Chemicals are in garage. Leslie's Pool is at 43rd and 290 and they can teach new homeowner how to maintain the spa.
- **Exterior paint** - n/a, it's siding and was there when I purchased home.
- **Roof** - this is an architectural shake shingle aluminum roof. It was on the home when I purchased it. No history of it. Has never leaked since I owned home.
- **Gutters** - installed after I purchased home in 2016.

DocuSigned by:  
  
4BE34A0E2D38430...

Matthew P. Trietsch

4/9/2021 | 8:34 AM PDT