

16451 Havenhurst Dr

Home Improvements, Upgrades & Repairs 2018 thru 2021

Bathrooms – recessed LED lighting installed (2021)

Doors – Insulated French Doors with Interior Blinds installed in Family Room and Primary Bedroom, Insulated Steel Front Door installed, New Side Garage Door installed, Interior Fire-Rated Garage Door installed to Utility Room (2021); door knobs replaced on all interior & exterior doors (2021)

Electrical – electric receptacles and switches replaced (2020)

Exterior – fiber cement plank siding installed on gables; trim, soffits and fascia replaced or repaired, all caulked and painted (2021), backyard fence repaired and 3 ea gates replaced (2021)

Fireplace – mortar repair, then brick & mortar painted with fireplace paint by a licensed mason (2021)

HVAC – AC condenser replaced (2018), all AC vent registers and returns replaced (2021)

Interior – rooms painted (2018 & 2021), Door Knobs replaced (2021)

Kitchen – SS Microwave-Vent Hood installed (2021), Cabinet hardware replaced (2018)

Lighting – Kitchen ceiling lights replaced (2021), Breakfast Nook light fixture replaced (2018)

Utility Room – Attic Stairway replaced, dryer vent replaced and discharged from attic (2021)

Windows – 2" Faux Wood Blinds installed (2018)

Home Improvements, Upgrades & Repairs Prior to 2018 Purchase

Foundation – repair by Allied Foundation in 2013 *per previous Seller's Disclosure Notice* (Note: Allied Foundation's Lifetime Warranty for the specific repairs transfers with the home, the warranty is not to the homeowner; however, Buyer must contact them to update the new owner contact information)

Roof – roof shingles replaced 13-18 years ago, shingle replacement and other structural repairs 2015, *per previous Seller's Disclosure Notice*; Home Inspection 2018 Information: "These asphalt shingles (architectural type), engineered with additional layers laminated to create a distinct 3-dimensional appearance, have a life expectancy between 25 and 30 years, barring acts of God, including windstorms, hail storms, impact damage, etc."