



2656 Bering Dr Home Improvements and Maintenance

NOTE: All info per sellers. Estimated values where actuals not available. Buyers to verify on their own.

Highlights

- Updated electrical breaker panel, new flagstone patio and fence, new front balcony deck, updated home appliances, updated security system, enhanced attic insulation, updated main water shutoff valves
- Comprehensive home, termite/pest, chimney and HVAC/AC inspections recently completed - June 2021

Group 1: Exterior - by HOA

- Roof - new replacement late 2017 and inspected annually (\$7,500 per unit/townhome)
- Front gable louvered (round) vent - new - summer 2017 (\$500)
- Exterior paint - complete re-paint all exterior stucco, siding, wood, trim, door, garage door- November 2020 (\$3,000 per unit/townhome)
- Main drains in driveway cleared - December 2019 and July 2021
- New exterior security light over back patio (and at Front Gate)- maintained and electricity paid by HOA - fall 2020 (\$75)
- New modern design LED outdoor garage light - July 2021 (\$75)
- HOA termite inspection done - April 2021

Group 2: Exterior - by Homeowners

- AC power surge protector - new July 2021 (\$450)
- Chimney and fireplace inspected and cleaned - spring 2017 and again June 2021
- Flagstone patio including re-sloping ground- new - Fall 2019 (\$7,500)
- Patio fence (3 sides) and gate - new - Fall 2019 (\$3,500)
- Gutter canals, larger gutters and gutter screens - new - 2018 and 2019 - (\$1,200)
- Patio drain connected to underground drain - new - Fall 2019 (\$800)
- Drain/window wells in back patio - Fall 2019 (\$1,500)
- Front balcony floor Tropi-cool silicone sealed - May 2021 (\$ 1,500)
- Front balcony Trex brand floating deck - May 2021 (\$5,000)
- Balcony/deck (front, back and front porch) after-dusk automated sensor security lights(\$200)
- Balcony/deck (back) sun shade blind (\$50)
- Unit exterior main water and faucet replacement - new - Fall 2017 (\$800)
- Back balcony deck refinished - spring 2021 (\$500)
- Front step, stairs and gate restored and repainted - summer 2018 and re-refreshed July 2021 and maintained annually (\$1,000)
- Front walkways and garage ramps restored and resealed - Fall 2020 and re-sealed July 2021 (\$250)
- Modern unit numbers at front door and gate (\$50)
- New designer chrome door handle and locks - Front and garage doors - July 2021

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Group 3: Interior - by Homeowner

- Attic insulation upgrade to R38 - 2017 (\$1,500)
- New electrical breaker panel box - 2016 (\$2,200)
- Interior painting all rooms including garage - completed Spring 2021 (\$3,500)
- Marble counters re-polished and re-sealed - May 2021 (\$900)
- Lower floors refinished - Fall 2019 (\$1,500)
- Upper floors rebuffed and re-finished - April 2021 (\$1,000)
- 3 bathroom floors grout work restored and re-sealed (5 coats sealant) - spring 2021 (\$750)
- Termite/pest inspection completed - June 2021
- Interior of home comprehensively cleaned - ongoing and July 2021

Group 4: Interior Appliances - by Homeowner

- Electric hot water heater and drain pan - new June 2021
- Samsung Steamclean washer and dryer (pair) - new - Spring 2017 (\$1,500)
- UV light air purifier for HVAC - new July 2021 (\$850)
- Kitchen garburator - new - Fall 2019 (\$125)
- Wine fridge- thermostat and inspection - new summer 2017 (\$200)
- HVAC and AC units inspected and maintained semi-annually and inspected June 2021
- Kitchen appliances (fridge, double-oven range, dishwasher, microwave oven, and wine fridge)
- new warranties registered May 2017

Group 5: Interior Fixtures and Misc - by Homeowner

- Designer window blinds and blackout blinds (7) - new - Summer 2017 (\$2,000)
- Supplementary interior main water shutoff valve (new, added) inside garage wall - Fall 2017 (\$650)
- Brinks security system including smoke & fire detectors, motion, door and garage door sensors and camera with 2021 4G upgrade - Summer 2021 (\$800)
- Designer chrome interior door knobs throughout - new spring 2021 (\$600)
- LED lighting throughout home - Fall 2017 (\$500)
- Bedroom ceiling fans with remotes and LED lights - 2017 and 2018 (\$1500)
- Laundry room light - spring 2021 (\$50)
- Enhanced storage shelving in master bedroom closet, garage, laundry room and closets (\$1,500)
- Designer bathroom towel shelves and towel bars (\$200)
- Cabinet slider pullouts in master bathroom and kitchen cabinets - Fall 2019 (\$350)
- Carbon monoxide detector as well as fire extinguisher on each level
- Twin garage doors with 2 remotes each (cleaned and lubed annually) - July 2021

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