

Downstairs A/C - 2012; new evaporator coils installed in 2018

Upstairs A/C - 2012; new evaporator coils installed in 2021

Gas Water heaters – 1st - 40 gallons 2012

2nd – 40 gallons 2012

Pool Equipment –

Pool pump – replaced Aug 2020

Pool filter – Mar 2021

Waterfall pump – Jan 2019

Vacuum booster pump – 2021

Waterfalls – new pipes; new sheer descents; tile in July 2019

Interior paint – 2021

New Windows and all new Hardy Plank siding and exterior paint – July 2020

New gutters on back of house and garage - 2020

Front yard tree removal and landscaping – May 2018

Backyard tree removal, regrading, stone and grass – Feb 2019

Fence replaced – Feb 2019

Microwave replaced – 2020

Primary bath re-tiled – 2021

Upstairs jack and jill bath re-tiled and new toilet – 2021

New ceiling fans upstairs all rooms – 2021

Roof – Installed by Bay Area Roofers July 2010

Carpet Cleaned and Sanitized – Oct 2021