

May 12, 2022

Notes from the Seller: 18503 Lipizzaner

- Solar panels installed 2020 - owned
- Water softener installed 2020 - owned
- Roof installed 2018
- New AC installed 2016 I think, not sure exact date
- New furnace installed 2021
- Home owners insurance- First American home warranty
- Gas logs
- Front and back door frame reinforced to prevent kick ins
- All trees in backyard are fruit trees. Left to right, Dwarf Grapefruit (damaged in freeze and had to cut back), Texas Cherry tree (damaged in freeze and had to cut back), burgundy plum, peach, nectaplum.
- AT&T fiber runs from back door towards back fence, then to box on the right in the backyard.
- Dish network cable connected in living room.
- OTA antenna cable (black) connected in living room.
- Xfinity cable connection next to ADT wireless box.
- Front door has added double cylinder dead bolt, and single cylinder deadbolt on inside for added security
- Back door, and side garage door also have double cylinder deadbolt
- Kitchen and bathroom tile grout sealed to prevent staining and discoloration
- Master bath has Bluetooth exhaust fan with speaker
- INSINKERATOR Evolution garbage disposal installed 2020 I believe, and I think comes with 7 yr. warranty. They should get registration updated with their info after purchase
- Side garage light, and front porch light are on timer, 7 pm to 7 am.
- Hall and laundry light switch are motion activated.