

## **30019 W Legends Trail Drive - List of Recent Updates/ Maintenance**

- Roof Replaced Jan 2021. Warranty to be transferred
- Pergola Cedar posts replaced, UV roof added, electrical upgraded, re-stained 2021
- HVAC #1- Replaced 2018
- HVAC #2- Replaced 2019
- Both systems have new PCO Patriot UV bulbs replaced 2022
- Hot water heaters- Both replaced 2018
- Septic pump- Replaced 2020
- Second floor window solar screens- Installed 2020
- Sprinklers- Serviced July 2022
- Plumbing- 4 toilet valves & flappers replaced 2021, wax rings replaced downstairs
- Upstairs kids room faucet rebuilt & shower cartridge replaced 2021
- Primary bedroom- Paint, insulation, carpet with upgraded padding 2021
- Dishwasher- Replaced 2020
- Garbage disposal- Replaced 2021
- Wired smoke detectors- Replaced 2020
- Driveway gate- Circuit board replaced 2018, mechanical arm replaced 2020
- Wrought iron fence - Painted 2019
- Downstairs tile- Professionally cleaned & sealed 2021
- Upstairs + stairs carpet - Professionally cleaned October 2021
- Living and formal dining drapery- Professionally cleaned & refreshed