

**List of repairs, replacement and renovation items completed in January 2023
regarding 6218 Darby Way:**

Kitchen/Dining/breakfast area:

- New Kitchen cabinets with new pull handles
- New quartz countertops with pop up electrical outlets and wireless phone chargers.
- New marble backsplash
- New Samsung Refrigerator
- New Samsung Dishwasher
- New Samsung Gas range

Laundry Room:

- New cabinet fronts with new hinges and hardware
- Added half bath to laundry room

Master Closet:

- New shelving and hanging rods

Master bath

- New shower and freestanding tub concept
- New cabinets with new hardware and pull handles
- New mirrors

Guest Bathrooms

- New cabinet fronts, hinges, hardware and pull handles

Electrical

- 1st floor -All new electrical wiring, new outlets, new light switches, new switch cover plates, new ceiling fans, new exhaust fans, new kitchen exhaust fan and new recess lighting throughout.
- 2nd floor-All new outlets, new light switches, new switch cover plates, new ceiling fans and new recess lighting throughout.

Plumbing

- 1st floor -new pex throughout kitchen, master bathroom, half bath and laundry room.
- 2nd floor -new pex in both shower/tub with new shower faucet valve and trim set.
- New Kitchen Faucet, new bath faucets and new angle stop valves throughout.
- Installed new water heater, water lines, drip pan and properly venting to roof.

Flooring

- **New Engineered Oak wood plank throughout living, dining, kitchen, master and common areas.**
- **New Italian Porcelain throughout master bath and all wet areas.**
- **New High luxury grade pattern carpet throughout bedrooms, closets and stairs.**

Doors:

- **New Oak wood Front door with electronic deadbolt, new hardware and handle.**
- **New Santa Fe interior doors, hardware and handles throughout entire house.**

Windows:

- **All front windows were original single pane. We replaced all with new double pane energy efficient windows, including all windows in master.**
- **Previous owners only replaced windows in the rear of the house less than 5 years ago.**
- **We replaced several cracked doubled pane inserts on windows located in the rear of the house.**

Pool:

- **New pool pump timer**
- **New plumbing around pump**
- **Resurfaced pool decking**

Garage:

- **Installed new Garage door**

Painting:

- **New paint throughout interior and exterior**
- **Replaced rotten siding throughout**

Roofing:

- **Per previous owners seller disclosure- replaced in June 2022**

Irrigation:

- **Installed new backflow**
- **Installed new timer with WiFi capability**
- **Replaced broken spray heads throughout and added additional heads in front beds and front yard.**

Pest control:

- **H&R termite & pest control performed on 1/5/23 for Carpenter Bees and Wood-boring Bettles.**
- **Damaged siding and wood replaced around garage area and throughout exterior of house.**
- **WDIR completed by H&H pest control performed on 1/5/23 and no active termites found.**