

# Recent improvements

- Roof inspection - May 2023 inspector stated the roof was in excellent condition and had a minimum of 5 years left.
- Structural Engineer passed inspection May 2023 (No problems; normal concrete west and rear). We have in our possession the signed and stamped inspection.
- Addition of insulation in attic and under house for improved energy efficiency (May 2023).
- Fresh white trim paint job front and back upstairs and downstairs porches/columns,garage and door. (2022).


- Fresh paint all baseboards downstairs (May 2023)
- Fresh interior blue paint all of downstairs and study/bedroom (May 2023)
- Fresh paint along crown molding in primary bedroom and ceiling (2022)
- Painted front and back decks (2022)
- New pool pump (May 2023)
- Sand replaced on filter (April 2023)
- AC serviced and running great (2022)
- Newly painted cool deck around pool (2022)
- Power washed all decks and soft wash on house (May 2023)
- Fresh silicone caulk in upstairs primary shower and white caulk inside (May 2023)
- Grout caulking in upstairs primary bathroom (May 2023)
- Replaced gutters for adequate draining (2023)
- (2023Ac has had annual maintenance and is working well.
- (2022) hot water heater serviced/cleaned out, and replaced a part.

## FYI

- Front yard landscaping is framed with foxtail ferns, agapanthus, and variegated ginger in back with 2 nature magnolia trees. 2 Segway palms that did not freeze during storms.
- Back yard do not know the name of plant but get 6 ft tall.
- Everything is coming back from the last freeze.