

Welcome to our home! Sylvia and I have lived here for 43 years and have loved our home. We have taken pride in everything we have done for the quality improvements. Sylvia passed away on October 9, 2022 and I know she would want someone to enjoy this home as we have. I have listed below the folders that contain the things that to continue for the upkeep of this home.

- **Pest Control:** We have always used Long Pest Control and highly recommend. They will notify you every three months for service. We also recommend that you continue their service plan for termite control. It is especially important in the Gulf States that you do this.
- **Security:** ADT Security System was used but canceled in March 2023. Exceptionally good system.
- **A/C & Heating:** Chill-Co, Inc has provided our service for many years. An excellent A/C & Heating Co. The equipment currently in use - Janitorial Condenser (8/25/2005) and Aspen Evaporator Coil (7/8/2014). This should be maintained twice a year, summer check and winter.
- **Hot Water Heater:** In use is Bradford White Corp hot water heater installed 5/28/2015 by Clayton Lee Plumbing.
- **Stair Rail:** Made by Zottola Fab
- **Gate Opener:** Chamberlain Lift Master model LA400. Installed 1/21/2008. Put only 3 in 1 oil on the tube mechanism about every three months.
- **Front Door:** Each year we hire Restore Your Door to refresh the finish and hardware to keep it looking new. Door was purchased 12/02/2005. This door will be 18 years old and still looks new.
- **Fans:** There are five fans, one in each room except the bath. All fans run on low except for the living room and back room. They run 24/7.
- **Kitchen:** There was an upgrade in 2006. All products used were high end. You can see all the receipts in the folder provided.

- **Shutters:** Installed Sunland Lexwood Advantage 3 ½ inch in August 2006.
- **Fencing/Deck:** New privacy cedar fence installed around the entire yard in November 2021. New Canopy for umbrella June 2023. New Trex decking in 2011.
- **Roof:** New Timberline Roof installed July 2017. In 2006 installed an intake Booster Solar Powered Roof Vent. Semi Flat Roof replaced within the last 2 years.
- **Plumbing:** Replaced all new sewer under house and over to main in February 2017.
- **Electrical:** Updated with new outside box, wiring, new boxes in attic, new post to connect to city. A certified electrician did the work. I have misplaced the paperwork and the invoices from Home Depot where all the equipment was purchased.