

**Exterior**

New Roof	2013
New fencing / repairs	2007 / 2022
New elevated Deck with double access doors	2014
Repairs to Deck	2023
External fans	2016
External Lighting front and back	2018
All external siding replaced with Hardie cement panels	2016
Anderson Windows and door installed	2016
Ext repainted	2022
Resurfaced Pool	2019
Upgraded pool equipment / new pump & filters	2018 / 2023
Pool Shed	2008
External Service area paving	2009
Extensive Landscaping	2007-23
New system irrigation system installed / updated	2018 / 2023
Front & back of house drainage system	2017
Pergola addition with new foundations	2007-8, 2022
External paving	2008
New sod	2023
Recent deck repairs	2023
External cleaning and power washing.	2023
Gate repairs	2023
Drains cleaned and flushed	2023
Recent roof inspection after storm and passed inspection only minor damage observed	2023
Grape vine	2023
Pear trees 2	
Apple tree	
Multiple fruiting bananas	
Red bananas	
Blackberries	
Pomegranate tree	
Passion fruit	
Fig tree	
Lemon tree	
Lime tree	
Others	
Oak trees	
Holly tree	
Pam trees various types	
Crapemurtils	
Many additional trees shrubs, vines, ground cover and wild flowers	

**Interior**

New Additional Bedroom upstairs	2014
New Additional Bathroom	2014
New Additional Walk in closet	2014
New Additional storage room upstairs	2014
4 existing Bathrooms all remodeled	2016
New HVAC systems - both replaced	2020 & 2021
New and additional insulation and radiant barrier in attic	2015
Attic remodeled for additional storage	2015
New garage door	2016

Garage remodeled / repainted	2016 / 2023
Complete electrical upgrade to code	2017
New External Breaker Box	2017
Whole-house surge protector,	2017
Separate pool breaker box	2017
Every electrical fitting replaced	2017
New whole house tankless water heater & mods for add'l future tankless)	2010
Living room floor and hallway retiled	2016
Living room fire place doors added	2018
Dining room new marble flooring	2014
New split AC system in craft room	2018
Master bath remodeled	2016
Master bedroom new flooring	2016
Downstairs Bar remodeled	2016
Upstairs Bar remodeled	2016
New security system and cameras	2018
Interior lighting upgraded	2017
Kitchen Cabinets refinished	2023
Kitchen / Laundry new tiled floor	2016
Water softener system added	2014
New flooring upstairs games room	2012
Upstairs Wet bars upgraded with new sinks and countertops	2016
Down stairs Wet bars upgraded with new sinks and countertops	2017
Cooktop	2023
Dishwasher	2017
Double Ovens	2023
Whole-House Water Softener	2023
Interior paint	2023
Ductwork cleaning & repairs	2022
Add'l smoke and carbon monoxide detectors	2022
Add'l roof insulation	2022
New furnace +10 year warranty	2023
New A/C motors	2023
Bryan & Bryan Inspections whole house pre-sale inspection - findings resolved	2022