

Recent Improvements

Landscape Design and Associated Systems

- Updated and installed professional landscaping:
 - 4 Red Star, Cordyline Australis plants
 - 4 Mexican Shrimp plants, Justicia Brandegeana
 - 6 Blooming Azaleas Rhododendron
 - 6 Green TC Coleus, Coleus Scutellarioides
 - 4 Foxtail Ferns, Sprenger's Asparagus
 - 2 Multilayer Star Jasmine Vines, 15+ Gallon with webbed backing
 - 2 Blooming Juanita Hatten Bougainvillea plants
 - 8 Green Spitfires, Coleus Blumei
 - 2 Dianella Flax Lily's, Green/White Tall
 - 4 Snapdragon Antirrhinums, Pink/Red
 - 6 Schefflera Arboricola Variegata, Green Arboricola
- Updated and installed new St. Augustine grass front and back, including topsoil and mulch.
- Serviced and expanded front and side multi-zone landscape irrigation system.

Exterior Upgrades/Updates to Home and Associated Systems

- Professionally installed new roof on the entire home, garage, and breezeway.
- Updated and replaced new privacy fencing along entire NW side of backyard property line.
- Updated, treated, and resealed cedar border fencing along NE side of backyard property line.
- Updated, installed new NE side backyard entry gate, and fencing with treated pine.
- Updated and sealed the front side face of backyard fencing on both sides of property.
- Refinished and weather sealed home siding for all non-brick areas, three sides of home.
- Refinished and installed two slats of new siding to back of garage, refinished entire surround.
- Professionally trimmed and inspected backyard Bur/Spanish Oak tree and surround.
- Cleaned and cleared gutter lines and realigned gutter downspouts.
- Refinished and sealed all external windows, installed new *energy efficient* window glazing strips.
- Updated, installed, and sealed new exterior trim siding around all bathroom windows.
- Cleaned, treated, and reinforced exterior home slab weathered areas with concrete.
- Refinished, reinforced, and painted exterior window shutters.
- Refinished, sealed, and painted front door entry with beveled glass inside/outside.
- Installed new front door hardware including handle and deadbolt.
- Installed two new exterior front door entry lighting lamps with smart sensor technology.
- Refinished, sealed, and painted entryway enclave (Amazon package enclave) of front doorstep area.
- Updated, installed, and sealed traditional crosshead moulding above exterior front windows.
- Refinished, sealed, and painted all undercarriage home roofing trim/facia around entire home.
- Updated, installed, and sealed new exterior, energy star breezeway door with built-in micro-blinds.
- Refinished, painted, and sealed sectional glass patio and storm doors (2).
- Updated and installed new *energy efficient* whole-home HVAC unit.
- Updated and installed new *energy efficient* airflow HVAC plenum.

Interior Upgrades/Updates to Home and Associated Systems

- Updated and replaced *energy efficient* GE double oven with black/stainless steel surround.
- Updated and replaced prem. multi-zone ceramic cooktop with stainless accents and Schott Ceran panels.
- Updated and installed new premium kitchen faucet with high-flow and flush mount black sprayer.
- Updated and replaced kitchen backsplash with rectangular premium polished marble.
- Updated and replaced new Kohler water efficient toilets throughout home.
- Updated and replaced all bathroom countertops with premium polished quartz and matching backsplash.
- Updated and replaced all bathroom under-mount premium porcelain sinks.
- Updated and replaced all bathroom center set polished nickel spot resistant faucets and matching drains.
- Updated and remodeled master bathroom shower full alcove including pebble and porcelain tile.
- Updated and installed new master bathroom shower alcove premium floating frameless door.
- Updated and installed master bathroom shower valves, trim kit and customizable head and sprayer set.
- Updated and installed master bathroom vanity *energy efficient* premium high output light fixtures.
- Updated and installed high-flow master shower exhaust fan.
- Updated, replaced, and sealed frame trim to all bathroom mirrors.
- Updated, replaced, and installed new upstairs guest bathroom door.
- Updated, refinished, and sealed cast iron guest bathtub.
- Updated and replaced doorknobs, including privacy knobs in all bedrooms and bathrooms.
- Updated and installed waterproof underlayment and new tile to upstairs guest bathroom floor.
- Updated and replaced *energy efficient* ceiling fans in living area and master bedroom.
- Updated and replaced dining room premium matte candelabra chandelier.
- Updated and replaced kitchen and breakfast area lighting and chandelier.
- Updated and replaced all internal window blinds/covers to premium 2-inch blinds.
- Updated and replaced all carpet in carpeted areas throughout home.
- Updated, sanded, and refinished hardwood stairway to match home flooring.
- Updated and painted stairway risers to match internal trim and moulding.
- Updated and applied fresh paint to all walls and doors throughout the entire home.
- Updated and applied fresh paint to all ceilings throughout the entire home.
- Updated and applied fresh paint to all interior trim including baseboards, chair rails and crown moulding.
- Updated, sanded, and refinished all interior cabinets, desks, and bookshelves.
- Updated hardware/handles for all cabinets in kitchen, bathroom, and bedrooms.
- Sealed exhaust flue enclosure area to water heater and painted ceiling.
- Deep cleaned all interior vent covers and casings.
- Sealed all internal joints and caulking in kitchen and bathroom.
- Deep cleaned and sealed engineered hardwood flooring joints throughout the home.