**5127 Elmdale Dr., Rolling Hills Estates**

Grass sprinklers are operational. Other sprinklers have been disconnected.

Polyurethane foam roof installed in 2020. Prior to that, Rock roof installed in 2002. The rock roof leaked, so was replaced. Roof leaks precipitated mold remediation done in 2019 by MIDA Industries, Inc. Pre and post testing was done by The Mold Guy. All final testing was CLEAR.

Jan 2023 roof leak inside above fireplace at ceiling. Roof patched within hours of visible leak. 4 days later, MIDA returned, did repair by removing drywall, opening area, scrubbed, sanded, HEPA vacuumed and left open for one week during storm. Experienced heavy rainstorms with NO leaks. Then the contractor closed with new drywall, mud, sand, primer, paint.

2013 Double pane windows installed in 2 back bedrooms.

2015 Exterior painting, low VOC. Sherwyn Williams lifetime guarantee.

2016 New rod iron fences in side yards installed.

2019 Manufactured Hardwood flooring installed zero VOC.

2019 Interior of house painted with zero VOC paint.

2019 Electric panel upgraded by Nowick Electric.

2019 New refrigerator, electric stove/oven, micro with exhaust below and dishwasher. New quartz counter tops, sink, garbage disposal. New sink fixture - 2023. Gas hook-up for stove is in wall behind stove.

2019 All new doorknobs.

2019 New folding shades in 2 bedrooms, kitchen, front entry way and living room.

2023 New toilets installed.

2023 New stackable LG washer/dryer. (Gas dryer.)

2023 New fence (redwood) at back of property installed and waterproofed.

2023 New rain gutters.

2024 New primary bath faucet.

2024 New shutters in primary bedroom.

2024 New entry doorknob and deadbolt lock set.