

Upgrade List

1. Upgraded all can lighting to color adjusting LED.
2. Replaced kitchen faucet with restaurant style pull out.
3. New refrigerator with “built in” style trim package.
4. New shower heads in all bathrooms; upstairs showers with fixed rain head and separate handheld wand, downstairs with dual head.
5. Upgraded premium bathroom hardware in upstairs restrooms.
6. Soft close hinges installed on all cabinetry doors.
7. Passive security fasteners installed in front door and garage pedestrian door. Security fasteners delay or prevent forceful entry through these doors.
8. Replaced front door lockset with Schlage touchscreen deadbolt with key, built in tamper / shock sensor, built in audible alarm, and Z-Wave compatible.*
9. Installed 2 Z-Wave outdoor motion sensors and 2 Z-Wave switches which are currently configured to activate exterior lighting between 11:00 p.m. and sunrise when motion is detected.*
10. Installed 3 Z-Wave switches currently configured to allow auto on / off function when we’re traveling.*
11. Installed 1 Z-Wave switch to turn on the front exterior porch and garage lights which is currently configured to automatically turn these lights on 10 minutes after sunset and turn them off ten minutes before sunrise.*
12. Serviced garage door restoring it to smooth, quiet operation.
13. Replaced solar inverter.
14. Water heater replaced May, 2021.
15. Grill serviced early this year.
16. Outdoor beverage fridge included in sale.
17. Dryer vent preventatively cleaned earlier this year. There was little lint in the vent, and it appeared to be venting as designed.
18. Custom fabricated rigid free spanning outdoor curtain rod.
19. Replaced known torn window screens with color matching stainless steel screen material. I previously wouldn’t have thought this would be a problem, but we noted when looking for our house that many of the homes had holes in the screens from birds.
20. We’ve kept up with other standard maintenance and repairs too numerous to list, but to our knowledge, everything in the house is in good working order.

*Z-Wave is compatible with Alexa and requires a Z-Wave hub not included in the sale. All Z-Wave devices are resettable and easily assigned to a replacement hub. Instructions are included in the home’s handbook.