

73420 Poinciana Place - Improvements

- 1) Patio/Driveway Project (plans available) 2021
 - removed columns and raised ceiling overhang for view
 - removed all concrete: old patio, walkways, entryway, driveway
 - expanded patio (approximately 3X)
 - added new patio wall, with lights
 - installed pavers: patio, walkways, entryway, driveway
 - added patio ceiling fan
 - added patio BBQ light
 - added landscape bed behind new patio wall with desert plantings and irrigation
- 2) Office Project 2021
 - converted guest bedroom closet to serve as office & closet
 - installed floating shelves with undershelf LED lighting
 - installed sliding barn doors
- 3) New HVAC system 2022/3
- 4) New Washer & Dryer 2022/3
- 5) Fireplace upgrades 2023/4
 - added new contemporary doors
 - added contemporary fireplace insert and glass
 - cleaned/painted firebox
- 6) Garage Project 2025/6
 - new Chamberlain garage door opener (2022)
 - all new garage door components & adjustments
 - installed epoxy floor
 - remove old wood outside utility doors (2) and added decorative metal doors
 - added garage sink
 - added electrical outlets and upgraded all to Decora
 - added 2 outside LED lights above garage door
 - removed old fluorescent ceiling lights; added 8 ceiling LED lights
 - painted entire garage
- 7) Interior Doors 2026
 - installed new solid core interior doors.
 - installed decorative French doors with lites for entry to guest bedroom
 - installed new, wide trim around interior doors
 - painted interior doors and trim

73420 Poinciana Place - Repairs

1) Patio Roof leak (HOA responsibility) - roof drain cut-out area needs to be foam-filled per BRS Roofing inspection.

-HOA (via Desert Resort Mgmt) confirmed approval and issued work order to their roofing company (BRS Roofing) 3/12/26 - work to be scheduled

2) Roof skylight (guest bathroom) - leak Summer 2025.

-HOA roofing company repaired skylight (HOA responsibility) 11/25

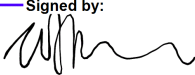
-Homeowner had contractor repair bathroom wall 11/25

3) Atrium (off guest bedroom) - drainage issue noted upon removal of garage cabinets to install new garage sink 2/26.

-Homeowner had contractor repair garage wall damage 2/26

-Homeowner had contractor repair Atrium drainage 3/26

Mar-14-2026 | 6:47 PM CDT

Signed by:

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