

IMPROVEMENTS

13351 SILVER LAKE DRIVE, POWAY, CA 92064

DATE	DESCRIPTION	COST
09/01/16	Converted the Hall Linen closet into a Walk-In Closet for Bedroom #4	\$3,100
09/04/16	Replaced the Refrigerator	\$2,368
10/01/19	Replaced HVAC System	\$9,000
04/01/20	Replaced Washer & Dryer	\$1,100
05/25/20	Replaced the Dishwasher	\$644
05/01/21	Installed Turf in backyard. Poured new concrete Patio on garage-side of House	\$20,000
05/01/23	Installed New Roof on back of house & installed 8 Solar Panels (SunRun)	\$24,000
04/01/24	Updated the Attached Sunroom; including all walls, windows, door, roof & exterior	\$48,750
05/01/24	Rerouted the Dryer Vent Flue from the Roof to Backyard	\$500
09/01/24	Removed 10 large Cypress Trees from front yard	\$4,000
11/01/24	Removed Carpet & Installed Luxury Vinyl Plank Flooring & Replaced Baseboards in Bedrooms	\$8,000
01/04/25	Installed Ring Camera System & upgraded Electrical Outlets	\$1,200
02/02/25	Installed new Water Heater	\$2,000
02/01/26	Installed New Roof on Front of the House	\$17,500
04/01/26	Replaced HVAC Ducting for all Vents	\$4,500
04/01/26	Cleaned HVAC Fan Assembly & Evaporator Coils for improved air quality/flow	\$1,100
07/23/26	Replaced Kitchen Sink Garbage Disposal	\$748
IMPROVEMENTS TOTAL:		\$148,510