

| <b>Repairs and Improvements, 17515 Circa Oriente</b>   |  |  |  |  |  |  |  |  |  |                         |             |
|--|--|--|--|--|--|--|--|--|--|-------------------------|-------------|
| <b>Indoor</b>  |  |  |  |  |  |  |  |  |  | <b>Total Indoor</b>     | \$550,000   |
| Rebuilt 4th en-suite bedroom with its walk-in closet, as a second master. These rooms had been partially removed by the previous owner   |  |  |  |  |  |  |  |  |  |                         |             |
| Readied the loft upstairs for home cinema: Ambient lighting, power access for projector, power and connectivity for screen/XXL TV and sound system   |  |  |  |  |  |  |  |  |  |                         |             |
| New LED recessed lighting throughout the home  |  |  |  |  |  |  |  |  |  |                         |             |
| New remote-controlled gas fireplace in living room   |  |  |  |  |  |  |  |  |  |                         |             |
| Updated flooring throughout common areas and bedrooms (since 2022) European white oak wide plank flooring  |  |  |  |  |  |  |  |  |  |                         |             |
| Repainted entire inside of the house + new baseboards throughout   |  |  |  |  |  |  |  |  |  |                         |             |
| New built-in buffet in Living Room, with quartz countertop and floating shelves, above   |  |  |  |  |  |  |  |  |  |                         |             |
| New built-in buffet in Dining Room, with wine refrigerator, quartz countertop and floating shelves, above  |  |  |  |  |  |  |  |  |  |                         |             |
| Updated kitchen (since 2022) Quartz countertops, new cabinetry   |  |  |  |  |  |  |  |  |  |                         |             |
| All new appliances. Monogram appliances, including a full-size oven, combination microwave / oven and steam oven. Appliances can all be controlled remotely using a phone app.                           |  |  |  |  |  |  |  |  |  |                         |             |
| Updated half-baths and full bathroom of second master (since 2022)   |  |  |  |  |  |  |  |  |  |                         |             |
| New walk-in closets in master and second master (since 2022)   |  |  |  |  |  |  |  |  |  |                         |             |
| New organizers in all closets (primary suite, secondary bedrooms, hallway closet, etc.)  |  |  |  |  |  |  |  |  |  |                         |             |
| New interior doors and entry door with digital lock (since 2022)   |  |  |  |  |  |  |  |  |  |                         |             |
| Room insulated and plumbed for a walk-in wine cellar (current cooling unit no longer functional)   |  |  |  |  |  |  |  |  |  |                         |             |
| Two new HVAC systems (since 2022) Can be controlled remotely using a phone app.  |  |  |  |  |  |  |  |  |  |                         |             |
| Two new water heaters (since 2023)   |  |  |  |  |  |  |  |  |  |                         |             |
| Custom window draperies in all bedrooms (since 2022)   |  |  |  |  |  |  |  |  |  |                         |             |
| New lights fixtures in all common areas (since 2022)   |  |  |  |  |  |  |  |  |  |                         |             |
| Epoxy flooring and built-in storage in the garage  |  |  |  |  |  |  |  |  |  |                         |             |
| smart thermostats with remote sensors and controllable through phone app (since 2022)  |  |  |  |  |  |  |  |  |  |                         |             |
| security System including smart doorbell, controllable through phone app and directly connected to police / firefighters (since 2022)  |  |  |  |  |  |  |  |  |  |                         |             |
| New light switches, power outlets, HVAC grids in the whole house + carbon monoxide detectors (since 2022)  |  |  |  |  |  |  |  |  |  |                         |             |
| <b>Outdoor</b>   |  |  |  |  |  |  |  |  |  | <b>Total Outdoor</b>    | \$450,000   |
| Re-landscaped slopes (since 2023)  |  |  |  |  |  |  |  |  |  |                         |             |
| Re-landscaped edges and flat area around the house (since 2024)  |  |  |  |  |  |  |  |  |  |                         |             |
| Replaced the irrigation system including commercial-grade valves (2022 and 2023)   |  |  |  |  |  |  |  |  |  |                         |             |
| Added smart controllers detecting temperature and precipitation and changing the watering schedule accordingly for each zone independently. Can be controlled remotely using a phone app (2022 and 2023) |  |  |  |  |  |  |  |  |  |                         |             |
| whole-house leak detection and water shut-off system. (Great for reduced insurance costs!)   |  |  |  |  |  |  |  |  |  |                         |             |
| Corrected roof leaks in one of the secondary bedrooms by replacing all underlayment on the back side of the house  |  |  |  |  |  |  |  |  |  |                         |             |
| Professionally remediated any/all mold in that secondary bedroom wall and received a mold clearance  |  |  |  |  |  |  |  |  |  |                         |             |
| Newly resurfaced pool and spa in Pebble Tec, plus all new pool equipment, tile, coping and concrete surround (2023)  |  |  |  |  |  |  |  |  |  |                         |             |
| New concrete decks and covered patios on the front and back of the house (2024)  |  |  |  |  |  |  |  |  |  |                         |             |
| Repainted the entire house + new outdoor lights (2024)   |  |  |  |  |  |  |  |  |  |                         |             |
| Redid a section of the driveway and sealed cracks elsewhere  |  |  |  |  |  |  |  |  |  |                         |             |
| Resurfaced a few hairline cracks on the drywalls   |  |  |  |  |  |  |  |  |  |                         |             |
| New landscape and hardscape plan for the entire lot, approved by the HOA (2023)  |  |  |  |  |  |  |  |  |  | <b>Inside &amp; Out</b> | \$1,000,000 |
| <b>Improvements done in 2017 by the previous owner, for reference</b>  |  |  |  |  |  |  |  |  |  |                         |             |
| New roof underlayment in 2017 on whole frontside of the house, new fascia and gutters throughout   |  |  |  |  |  |  |  |  |  |                         |             |
| Added fully paid solar system  |  |  |  |  |  |  |  |  |  |                         |             |
| New master bath and new baths in secondary bedrooms  |  |  |  |  |  |  |  |  |  |                         |             |