

Work Performed During Ownership

The following is a summary of work performed on the property during my ownership. The list is intended to provide additional information regarding work completed at the property and is supplemental to the required seller disclosures.

Electrical and Lighting

- * Installed new overhead wiring and lighting throughout the home.
- * Installed wiring for kitchen and garage lighting; light fixtures for these locations were not installed.
- * Removed selected existing electrical outlets.
- * Added, relocated, and/or replaced electrical outlets in connection with the kitchen and master bathroom.
- * Installed outdoor electrical lighting and a timer.
- * Moved primary internet connection from guest bedroom to 3rd bedroom/office.

Kitchen

- * Removed the previous kitchen including wall oven.
- * Removed the gas connection for the previous gas oven.
- * Installed wiring and electrical connections for an induction cooktop and oven.
- * Removed Installed wiring and under-shelf lighting.
- * Relocated the dishwasher.
- * Relocated, replaced, and/or added electrical outlets.
- * Installed a new vent hood.
- * Relocated the kitchen sink and associated water supply lines.
- * Extended the kitchen sink drain line approximately 3 feet.
- * Removed the kitchen soffit.
- * Installed new kitchen cabinets and countertop.
- * Installed under sink water filter.

Master Bathroom

- * Removed the previous master bathroom fixtures and finishes.
- * Removed the wall and door associated with the previous walk-in closet entrance.
- * Relocated the shower and associated supply lines and mixer valve.
- * Extended the tub and shower drain line approximately 5 feet.
- * Installed wiring for an overhead fan with heater.
- * Installed a new vanity.
- * Installed new faucets and toilets.
- * Relocated, replaced, and/or added electrical outlets.

Master Bedroom Walk-In Closet

- * Removed an existing alcove wall.
- * Constructed a new entrance wall for the walk-in closet.
- * Added an electrical outlet to the closet.

Guest Bathroom and Hall Bathroom

- * Removed the interior wall/opening that separated the vanity area from the toilet and shower area.
- * Installed new showers.
- * Installed new vanities.
- * Installed new faucets and toilets.

Interior

- * Removed the interior wall with openings that separated the sitting area near the kitchen entry from the dining area.
- * Removed the existing gas fireplace.
- * Constructed a new wall for the television, incorporating approximately 2 feet of depth for a new fireplace.
- * The existing gas line for the previous fireplace remains behind the television wall.
- * Removed an alcove wall for previous built-in bookcase.
- * Replaced interior doors.
- * Installed window treatments throughout house.
- * Installed new flooring throughout the home, including engineered hardwood and tile.
- * Textured and painted walls

Exterior

- * Painted exterior walls.
- * Painted and repaired back fence
- * Repaired stucco damage
- * Replaced portions of trim near roofline
- * Replaced non-functional pool pump with used (working) pump

Laundry Room

- * Removed sink (supply lines are behind cabinet).
- * Adapted to work with laundry tower instead of side by side appliances.

Garage

- * Installed shelves and overhead racks
- * Installed whole house water filter and conditioner

Landscaping and Irrigation

- * Replaced sprinkler heads in the front lawn.
- * Installed a new sprinkler system for the back lawn.
- * Installed new drip irrigation lines for planting areas.

This summary describes work performed during ownership based on the owner's recollection and records available to the owner. It is not intended to constitute a representation regarding permits, code compliance, or the work of any particular contractor unless separately documented.