

**13872 Misty Oak Road Upgrades
September 2026 DRAFT**

EXTERIOR

1994 – Present

- Installation of perennial garden, drip irrigation and significant planting of decorative and fruit trees.

1998

- Built brick patio and trellis on west side
- Installed native rock low wall, stairs, seating area and columns

2018 Installed fully paid solar system. 2026 total bill was \$300 (Largely taxes and fees not covered by solar generation)

INSIDE

1999-2005

- Custom stained glass installed in 2 bathroom light fixtures, bath windows, glass cabinet and entry side windows

Replace Windows 2020-2025

- 9 windows in kitchen/den
- 5 windows in living room
- French door and side in master

FLOORING:

- Tile to LVP on 1st floor
- Wood laminate flooring in all 4 upstairs bedrooms

MISC OTHER

- Installed ceiling fans in 5 rooms
- Installed closet system in master bedroom & 1 bedroom
- Installed Granite counter tops in downstairs bath, kitchen counters and den nook
- New light fixtures in entry
- New sinks in downstairs bath and kitchen
- New backflow device installed June 2026
- Fire Hardening in Spring 2026
 - Enclosed 1st floor roof eaves
 - Cut down six trees
 - Removed east side trellises on house-
- New water heater, improved plumbing, pressure regulator in August 2026