

## 38421 E Bogert Trail

### List of Seller Improvements

- Relandscaped the front yard
- Replaced all concrete flatwork in side yard and rear patio (Summer 2015)
- Built the patio cover extension that creates the outdoor dining area in front of the kitchen window (this portion of the patio is new; the corridor area along the house itself is original but we did remove the grape stake slats and replace with a solid roof so we could add electrical for the exterior lights, fans, etc.) (late 2015 – early 2016)
- Replastered the pool with new tile; replaced all pool equipment and converted to salt water in 2015. The heater was replaced again in June 2019, the salt cell was replaced again in May 2021, and filter was replaced again in March 2022.
- All exterior windows and sliding doors are new Low-E from Milgard, installed in July 2021. The side garage and laundry room doors and kitchen patio door are new fiberglass. The front door, French doors to dining and living rooms, and side door to the guest bedroom are all original.
- Installed the fountain in the back and reworked all of the lawn and planter box sprinkler system; we have a WiFi sprinkler controller that can be monitored and controlled remotely by I-Phone.
- The pool system has a remote (on the kitchen counter in the house) and also has a remote WiFi / I-Phone control feature.
- There was a water stain on the ceiling drywall in the 2<sup>nd</sup> bedroom in early 2017. We determined this to be due to deteriorated roofing paper beneath the tile roof at the valley. In September 2017 we had Peak Roofing remove all tile in the valley areas, replace with new roof paper, and reinstall the tile to avoid having this happen in any other locations. We've had no roof issues since that time, and the problem was confined to that small area of the guest bedroom.
- New sinks and hardware in all bathrooms; new toilets; new tub in master bath (circa 2013)
- New blinds, cabinets, and all appliances in the kitchen (circa 2013)
- New tile flooring and trim work throughout (circa 2013); hardwood is original (prior to our purchase in 2012)

- New water heaters and garage door openers (I've forgotten the date, but sometime after 2012)
- New HVAC (high efficiency, variable speed – dual units) installed in April 2017
- Septic last pumped in 12/2012 by Hammer Pumping when we bought the house. We've never had any issues.
- Most interior light fixtures, fans, and all door hardware replaced during our initial remodel (circa 2013)
- New alarm system brain & keypads (in early 2022). This can be controlled remotely by I-Phone.
- Had all interior water pipes epoxy lined in March 2022 after experiencing a pinhole leak under the master bathroom sink. We've had no other water leak issues but decided to do the whole house to be proactive. The water is divided into two zones, each with its own heater, water shut off, etc. One zone serves the laundry, kitchen, and hall bathroom. The second zone serves the master bath and guest room bath. As part of this work, we installed a secondary water shut-off valve in the garage (under the water heater deck) so that we can shut off the water to the refrigerator icemaker when we are away for extended periods.
- Installed a 220v electric outlet in the garage for car charging.
- Some interior switches are Lutron that allows remote I-Phone and WiFi control.