

INSIDE IMPROVEMENTS to 9238 LAKE VALLEY RD. in past 6 years.

11/1/25

--New **RHEEM Heating & A/C unit** with special UV filter light. 18 Seer; Dual Stage Motor. (Note: Honeywell "HEPA" Filter installed beneath 1st RHEEM unit in 1995.)

(\$11,000.)

--Main (Large) **Garage Door**: New "Lift Master" Motor (\$535.) & new garage door rollers installed (\$250). (\$785.)

--**MOEN Water Leak Detection System**: "Slab Leak" occurred in kitchen area, and Insurer required that this system be installed.

(\$4,000.)

Note: as a result, **65% of all water lines** inside the house are now between the 1st & 2nd floors, not in the concrete slab. (\$5,000.)

--All new **Stainless Kitchen Appliances**, to include new Samsung Refrigerator, Oven & Microwave Oven; plus a new Bosch Dishwasher.

(\$4,000.)

--Complete **Remodel of Master Closet**, to include new MDF shelving and stainless clothes rods and shelf supports. (\$4,000.)

--Complete **Remodel of Front Bedroom Closet**, to include new MDF shelving and stainless clothes rods and shelf supports. (Also, new GFI outlet in kitchen. Plus complete inspection/minor repair of roof tiles & O'Hagan vents after Tenting.)

(\$2,000.)

--**Powder Room Makeover** plus new "Santa Rosa" toilet. Professional wallpaper specialist hired to decorate the walls. All new medicine cabinet and "ice cube" lights.

(\$4,000.)

--**Kitchen Makeover**: original Oak cabinets and Center Island painted with a premium *Urethane Enamel paint* that dries to a hard shell (strong & easy to clean), plus all new brushed nickel hardware to match appliances. (\$5,000.)

--All Kitchen cabinets lined with same "bird" wallpaper (+ clear shelf liner) as that used in the Powder Room. (\$

300.)

--All new LED fluorescent lights installed in Kitchen ceiling. (\$ 300.)

(over)

--New "Rain Glass" **Shower Enclosure** installed in the Master (Primary) Bedroom, with extra tall stainless Header. (\$1800.)

--New "Rain Glass" **Shower Enclosure** installed in the Middle Bathroom, with a special Euro Header. Plus new MOEN faucet. (\$1500.)

--Stainless steel/chrome **Safety Grab Bars** professionally mounted (attached to studs) in both upstairs bathrooms.
(\$1,000.)

GRAND TOTAL: **\$44, 685.00**