

475 W STEVENS SELLER IMPROVEMENTS

1. Complete desert landscaping (Removal of all grass and putting green)
2. New landscape lighting fixtures with the front on photocell low voltage
3. Water Fountain in Front has Grounded GFI installed
4. Modern piping installed for pool
5. New Gate Motor within the last 2 years
6. Higher Power Garage Door Motor
7. Solar Panels on Roof installed by Hot Purple Energy, Monitored by Sun Power. Prepaid 20 year lease (entering year 10)
8. Protective Barrier on Top of Chimney to Prevent Wild Animals from Entering
9. Flapper Added to Dryer Vent to Lower Fire Risk. Also, professionally cleaned last month
10. New Screen Doors throughout entire house
11. New Pumps for Pool & Spa Installed
12. Tree Roots from Carob Tree in Front cleaned out from pipes one year ago and new pipes installed
13. Privacy Hedge Added in Front with Ficus Row
14. Earthquake Shut off Valve Added to Gas Line
15. 2 Added Access Points for Pipes
16. New Air Conditioning Condensers (One in Aug, 2022 & another in June 2020)
17. Split in Garage Added (New Motor installed in Sept. 2022)
18. Storage Added to Garage
19. Storage Added to Pantry
20. Master Closet Finished as a True Walk-in by California Closets With Removal of Divider
21. Shelving Added Under Stove For Pots & Pans Storage

- 22. 2 New Light Tubes added & New Lenses Added to Existing Ones
- 23. New Water Heater as of Summer 2021
- 24. New Toilet Seats and Components (Summer 2022)
- 25. Replaced Heating Elements in Both Ovens
- 26. New Showerheads added to Two Bathrooms & Sprayer Outside
- 27. Roof Resealed 5 Years Ago with 10 Year Warranty Under Solar Panels, Roofer Came by in Feb 2022 and sealed up any new openings
- 28. Surround Speakers Added for Television for Better Sound Balance
- 29. New Paint on Eaves & Trim
- 30. New Paint throughout Entire Interior
- 31. Replacement of old piping with modern components