

LIST OF IMPROVEMENTS

803 JESSIE STREET *BUILT IN 1997 (SUN PORCH BUILT BY PREVIOUS OWNER)*

Improvements by seller over the past 10 years:

- Replaced floor tile in upstairs bathroom
- Replaced the main home roof in 2015
- HVAC updates:
 - 2019 New Control Board
 - 2021 New Coil
 - 2024 New Condenser
- Installed full casita with bathroom/kitchenette (permitted)
- Installed limestone patio + bamboo in backyard
- Bosch dishwasher
- 2025 Installed new mini split in casita
- 2025 Installed new irrigation system control box
- 2025 Installed new breaker box

Extensive Makeover Spring 2025 (~\$120K of improvements)

- Interior and custom exterior paint: home + casita
- French White Oak wood flooring installed on main level of home
- Extensive plumbing work (under the home)
- Foundation work main home (slab) and new piers under sunporch (warrantied with Centex)
- Updated several light fixtures in main home
- Roofing repairs to main home + new roof casita
- Replaced glass in several windows of sun porch
- New LG stainless refrigerator + gas stove/oven
- Lots of handyman jobs
- Hard tile/grout clean/caulking by professional
- Updated front and back irrigation systems
- Updated fire pit with metal edging and black gravel
- Updated front and back landscaping
- Window cleaning and stored screens in upstairs closet
- Full deep clean main home and casita
- Sheetrock work
- Tree trim and removal

