

EXTRA DETAILS

- One owner home
- Complete HVAC replacement including ductwork July 2023. Unit has been regularly serviced twice a year
- The entire roof was replaced in 2017. The back flat piece had a patch repair in June 2026 to close 2 skylights. One skylight had a leak
- Federal pacific electrical panel was replaced May 20, 2025 by Precision Electric
- Active termite bond with Dave & Kevin's Exterminating. Expires July 2026.
- Whole home generator in place and has been serviced regularly. Last service date was 6/30/2026. This inspection revealed the generator needed a new battery which has been ordered. Will be replaced as soon as It arrives. The generator runs on natural gas through Atmos. It is the only thing currently on gas at the home.
- To the best of the seller's knowledge, the irrigation system works. The soft meter Is turned off and LUS will need to turn it back on for the new owner. This meter solely serves the irrigation system