

Seller's notes on 16934 NE 131st Pl, Redmond WA 98052

Ongoing home care, preventative maintenance items we've done over the years:

- Professional tree and shrub trimming e/o year + or -, recently completed in late 2023
- Twice annual roof and gutter cleaning, moss treatment and organics roof removals.
- Annual exterior window cleanings.
- Quarterly professional yard maintenance and care, vine removal, seasonal cleanups, mulching, weeding, feeding and pruning as needed.
- Quarterly rodent and pest control subscription, treatments and inspections.
- Annual heat and cooling system checks and maintenance.
- DIY, furnace filter changes every 3 months.
- Every 2 years fireplace insert maintenance done by WA Energy.
- Every 2 years DIY generator maintenance and testing, oil and filter service on 10+ year old Guardian unit.

Referrals to outside service vendors available upon request

Misc upgrades

2006 CertainTeed Landmark Shenandoah roof installed with new sheeting, tar paper, added ridge vents and flashings by Redmond Roofing.

2007 removed original and installed 3 upgraded Toto elongated toilets with soft close lids.

2010 insulated front door with relite, installed by Home Depot, Jeldwen brand.

2012 whole home generator installed with permitted, approved natural gas and power connections, ATS and generator power panel, automatic weekly exerciser and auto on and off functions to provide limited (70% power) to home during an outage.

2013 Installed Leviton 120/240 volt whole home TVSS / over voltage protection device at main electrical panels which is designed to absorb a typical utility power surge and provide added / limited power protection to the home, appliances, electronics, high efficiency motor frequency drives, electronic power supplies and all downstream connected power loads.

2017 replaced water heater, Rheem by fast water heaters and The Home Depot. Installed Watts timer based water circulation pump with divertor valves to reduce wait times for hot water at sinks, plumbing fixtures in home.

2017 Completed PSE approved energy program upgrades with Brennan heat and air and Washington energy including all licensed and permitted work on:

- Energy audit including IR home scan, leak detection and doc reporting.
- Sealing and caulking efforts completed at multiple locations.
- Dual Pane vinyl, low e windows installed throughout. Garden window upgrade in kitchen.
- Higher efficiency whole home heating and cooling system installed with variable speed furnace, central AC, Nest self learning app and wifi based thermostat.
- Much improved attic and crawlspace insulation to meet 2018 codes where accessible, including crawlspace duct sealing and added duct insulation, a replaced crawlspace vapor barrier, UW documented PSE performance certification and documentation after home pressurization and duct testing. END
- 2020 gas line and system upgraded by PSE from street to home + an increased capacity meter from 250K to 425K btu PSE gas meter, piping, manifold and shutoff valves.
- 2020 - 3 licensed and permitted gas fireplace inserts with added gas lines, added firebox power outlets installed, and approved for family room, living room and master bedroom. All 3 have wireless remote controls with battery backup for use in a power outage.

Other air, quality improvements made:

MERV 12 filtration in furnace system was upgraded after all air ducts were recently sealed and cleaned out.

Ceiling fans in each upstairs room + bonus room

Supplemental heat in upper bathrooms, dining and living rooms

Time down exhaust fan controls in each bathroom

Whole home fan and cover in upper hall ceiling as a way to instantaneously remove hot air from attic.

2022 New kitchen garbage disposal.

9-23 New Benjamin Moore Aura / Moorgard ext paint with 2 + coats, deck stain, replaced some rotted exterior wood and hardboard replacements, caulking, priming and sealing all completed by Terra Paint CO.

9-23 New seamless rain gutters with white baked on factory finish, new leaf guards by C / R gutter company

9-23 New matching Maytag 10 year high capacity washer / dryer set.

9-23 Two new Amare / Costco garage doors and belt drive openers with new seals and wifi / phone app and wireless remote controls

10-23 Driveway black top coating applied with 2 coats after cleaning, crack repair and filler installs, touch up and re coating needed on annual basis. Scott asphalt CO.

10-23 Roof drains on North side of home repaired.

Other home features:

120v GFCI Power outlets installed close to both upstairs bathroom toilets for bidet seat readiness.

Auto decorative landscape lights front/back

Mature, well established and well cared for lawns and landscaping of various native plants, trees and ornamentals.

Rain barrels system with 660 gallon capacity, connected to rain, gutter downspouts with filtration, design by

Blue Barrel catchment for landscape irrigation and back up purposes.

Built in safe in bonus room with combo

Unlocked Ring alarm system. A hybrid blend of pre wired and wireless devices for monitored or non monitored app based subscription of new owners choice.

Unlocked Ring video doorbell 2 with hardwired power connection, includes three interior plug in chimes for app based subscription of new owners choosing.

Unlocked B-Hyve Wifi app based irrigation system timer to 8 zones of sprinklers and drip irr heads in front and back yards. Backflow valve at water main with pressure reducer, safety and check valves, zone valves, annual blow out connection at water meter and in ground high pressure PVC piping.

Self adjusting / self contained / battery back up Honeywell dusk to dawn wall box timer switch to reliably operate 3 front exterior wall lights all year with no adjustments needed.

Exterior motion lights for convenience and security at 6 locations around home perimeter.

Automatic photocell controlled low voltage LED path and flood landscape lighting systems in front and back yards.

LED lighting, dimmers throughout interior spaces of home, garage and bonus room

Bonus room with heat adj to garage

WHF in ceiling of upper floor

L2 car charger and 240v power

Standby auto generator and auto transfer

Full home AC

Supp elect heat in various rooms for added comfort

Fireplace inserts x3

New washer and dryer

Includes home theater TV and speakers (as applicable) in living room and TV's in master, bonus room.

Pre wired speakers and wall volume controls

Natural gas connection point with valve in back for bbq or future fire pit

120 /240v Hot tub panel in back, for readiness.

Shed in back with power, shelves, bench and roof overhang for mower and garden supplies.

Efficient, Dimmable / LED lighting throughout interior spaces.

Dual fuel oven and gas cooktop, convection oven with lower warming drawer.