

Exterior

Roof: CertainTeed Landmark asphalt shingle roof installed November 2020, including new sheeting, tar paper, ridge vents, and flashings (Landmark Roofing and Siding, Redmond); 20-Year Craftsmanship Warranty transferrable to new owner

Gutters: New gutters and downspouts installed at time of roof work, November 2020

Painting: Complete exterior painting July 2016 (Windsor Painting)

Exterior mounted lighting: Corona outdoor sconces installed July 2015 (Seattle Lighting, Bellevue)

Fence and rear gate: All wood fencing replaced, and rear gate installed August 2014 (Contour Fence Company, Woodinville)

Landscaping: Mature, well-established, and well cared for lawns and landscaping of native plants, trees, and ornamentals; multiple types of bulbs provide flowers and color for many months

Deck: Regular maintenance performed; refinished April 2020; deck will be re-stained prior to closing.

Hot tub: Hot tub is non-functioning and will be removed from premises by seller prior to closing.

Exterior/Interior

Windows: Dual Pane vinyl windows with Low-E glass plus 3000 series vinyl patio slider door installed April 2022 (manufactured by The Coeur D'Alene Window Company, Spokane; installation by Washington Energy Services, Lynnwood); all exterior window trim replaced, caulked, and painted at time of window installation

Mechanical

Heating units and thermostat in bonus room: King W2412-W wall heaters and King electronic programmable thermostat installed December 2023

Hot water heater (gas): New Bradford tank installed April 2017 (Hudy Plumbing & Heating, Monroe)

Furnace (gas): Rheem 75K furnace and Honeywell Pro 8000 programmable thermostat installed November 2014 (Blue Flame Heating & Air Conditioning, Montlake Terrace); mechanical permit from King County obtained.

Garage doors and openers: ThermaTech 118 garage doors installed March 2014; LiftMaster 8500 Jackshaft (spring drive) openers with external keyless entry installed March 2014 (National Door, Redmond)

Fireplace inserts (gas): 2 fireplace inserts installed Sept 2013 (Travis Industries brand inserts; installation by Rich's For the Home, Everett); annual service and maintenance of gas fireplaces and remotes performed by Rich's; most recent maintenance on both units and replacement module for living room unit performed Oct 2023

Interior

Wood flooring: New oak flooring installed in family room and living room, March 2024; existing oak flooring (downstairs) refinished, March 2024 (Bellevue Floor Service, Bellevue)

Painting: Majority of house and ceilings professionally painted March 2024 (Sherwin-Williams brand paint; Equity Interiors, Redmond)

Kitchen faucet: New Moen faucet installed March 2024

Carpet: New carpeting installed in stairwell, bonus room, and bedroom closets February 2023

Interior window shades: Cordless cellular shades installed throughout (except bonus room) May 2022

Appliances:

Refrigerator: Beko stainless steel refrigerator purchased January 2023

Washer: Maytag high efficiency washer purchased June 2019

Microwave: GE Profile microwave installed May 2015

Dryer (gas): Kenmore Elite steam dryer purchased Feb 2012

Bathrooms:

Master bath: Re-surfacing of shower tile, new shower heads and controls, vanity, faucets, and luxury vinyl tile (LVT) flooring installed March 2024

Full bath: Re-surfacing of tub and shower tile, LVT flooring installed March 2024; showerhead and controls installed June 2016

Powder room: new vanity and faucet installed May 2021