

IMPROVEMENTS MADE TO THE HOUSE AND APARTMENT STUDIO SINCE 10-17-2005

- 11/9/2005—Installed new drapes in the house.
- 12/5/2005—Replaced the carpet in the house and studio apartment.
- 12/13/2005—Pumped the septic tank.
- 12/19/2005—Paint the inside of the house.
- 1/17/2006—Replaced the house garage door and electric opener. Also, the studio apartment garage door was replaced.
- 1/23/2006—Installed a wood burning stove insert in the house fireplace.
- 2/18/2006—replaced all rain gutters on both buildings with custom metal rain gutters.
- 4/12/2006—Moved in a new 12 foot by 24 foot metal building on the property across the river.
- 5/3/2006—Installed adjustable blinds on the house sunroom skylights.
- 6/17/2006—replaced the three toilets in the house.
- 10/23/2006—replaced the apartment drapes and rods.
- 11/9/2006—Painted the inside of the apartment.
- 11/31/2006—Replaced the house forced air furnace and air conditioning unit.
- 3/13/2007—Painted the outside of the house and studio apartment.
- 5/17/2007—Replaced the house shower door enclosure, bathtub enclosure and installed a door on the master bedroom walk-in closet.
- 5/25/2007—Replaced the pipe and pump in the domestic well. Also replaced all of the electrical components in the garage.
- 6/4/2007—Replaced all three of the house exhaust fans in the toilet areas. Installed a new kitchen sink and fixtures.
- 6/11/2007—Replaced the apartment shower door enclosure.
- 6/13/2007—Installed a hot water circulating pump for the house kitchen sink.
- 6/18/2007—Replaced the linoleum in the apartment bathroom.
- 7/21/2007—Replaced the faucets in the house guest bedroom sinks.
- 11/6/2007—Replaced the electrical wires and water pipe under the bridge.
- 1/18/2008—Replaced the house kitchen dishwasher.
- 1/28/2008—Installed a fire alarm/security system for both the house and studio apartment. It is monitored 24 hours, 7 days a week by an outside company.
- 4/12/2008—Removed the railroad ties used for borders around the miniature golf course and poured new concrete borders.
- 9/25/2008—Blew in additional insulation for the house attic and garage. R30 bats existed. They blew in 10-15 inches additional or 57 bags.
- 11/9/2008—Pumped the septic tank.
- 11/21/2008—Painted the inside of the house garage.
- 12/18/2008—Made a castle for the miniature golf course.
- 2/2/2009—Installed a humidifier on the house furnace.
- 3/21/2009—Replaced the floor tile on the house entrance, dining room, and kitchen areas.
- 11/1/2009—Replaced the house sun room evaporative cooler.
- 12/9/2009—Installed materials for radon gas abatement under the house. It consisted of a perforated exhaust pipe, covered with a special vinyl sheet which was sealed to the foundation

and extrusions with a special adhesive. The pip was then hooked up to a new exhaust blower in the garage.

- 5/6/2010—Replaced the two faucets on the master bedroom sinks
- 7/19/2010—Installed eleven frost free water hose bibs around the property to eliminate the outdated drip system.
- 10/14/2010—Installed a water hammer arrestor for the master bedroom toilet.
- 10/15/2010—Replaced the toilet in the apartment.
- 2/24/2010—Installed two moisture detectors under the house to the fire alarm/security system.
- 4/27/2011—Replaced the house garage deep sink faucet.
- 8/4/2011—Replaced the two house sunroom exhaust fans.
- 1/9/2012—Installed a gate on the bridge.
- 3/15/2012—Replaced the 40-gallon water heater in the house.
- 1/18/2013—Replaced the dual built-in house kitchen ovens.
- 4/15/2013—Replaced the ceiling fan in the guest bedroom. Replaced the two florescent ceiling lights in the master bedroom walk-in closet.
- 4/27/2013—Installed siding around the gazebo.
- 6/7/2013—Installed sunscreens in the house sunroom.
- 11/19/2013—Replaced the sliding screen door in the apartment.
- 7/3/2014---Installed a 20kwh emergency generator for both buildings. Installed a 250 gallon propane tank to run the generator.
- 9/22/2014—Had NV Energy replace the new smart meter with the old style meter. There were reports that they could start a fire. I had to pay a one-time fee of \$52.44 and will have an additional \$8.72 on the monthly bill.
- 10/20/2014—Pumped the septic tank.
- 11/2/2015—Paint the inside of the oversized garage under the apartment.
- 11/25/2015—Purchased a 325-gallon propane tank for the emergency generator. Total reserve capacity is now 575 gallons of propane.
- 12/16/2015—Enclosed the east carport on the studio apartment building for a single car garage. A building permit was issued.
- 12/17/2015—Installed a water softener in the oversized studio apartment garage. Repiped some of the water lines so that the landscape water would not be soft.
- 2/14/2016—Replaced the faucet and hose in the studio apartment kitchen sink.
- 9/14/2016—Replaced the backup battery for the fire alarm/security system. Also replaced all of the door batteries.
- 12/22/2016—Replaced the water circulating pump for the house kitchen sink.
- 3/16/2017—Installed a custom handrail for the house front porch.
- 6/1/2017—Turned in the ceased house and apartment propane tank. Purchased our own 500-gallon tank to be able to shop for the best propane gas cost.
- 10/9/2017—Pumped the septic tank.
- 12/15/2017—Replaced the 40-gallon water heater in the house garage.
- 2/7/2019—Replaced the fan motor on the house furnace.
- 2/25/2019—Installed an electrical surge switch protector for both buildings.
- 5/14/2019—Replaced both water box valves and hoses for the washer in the house garage.

- 7/8/2019—Replaced the florescent ceiling light fixtures in the studio apartment garage with LED fixtures.
- 10/14/2020—Pumped the sceptic tank.
- 11/30/2020—Replaced the florescent ceiling light fixtures in the house garage with LED fixtures.
- 12/9/2020—Repaired a main water line leak under the house.
- 6/2/2021—Replaced the carpet on the miniature golf course, studio apartment carport, and the gazebo.
- 8/23/2021—Replaced the 40-gallon hot water heater in the house.
- 9/16/2021—Repaired a leak on the spare bathroom bathtub drain.
- 12/20/2021—Replaced the exhaust fan on the house kitchen stove.
- 3/15/2022—Cleaned the condenser on the house refrigerator. Installed a new ice cube maker.
- 5/24/2022—Cleaned and inspected the wood burning insert stove in the fireplace with AJ's Stoves.