



JOANIE CAPALUPO

# 9104 Brookhurst Cove

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## Upgrades and Improvements

### Exterior

- Replaced 4 HVAC systems with Carrier high efficiency dual-fuel heat pumps (Dec 2022)
- Replaced 2 garage HVAC Split systems with Trane/Mitsubishi high efficiency systems (Dec 2022)
- Roof inspected and all broken tiles replaced and resealed, returns sealed, flashing corrected
- Preventative wildlife measured installed to ensure no penetrations in the home (roof returns reflashed/sealed, screening on all vents, all ground level points of entry sealed off, garage exclusions installed and sealed)
- Performed all tree work to make all trees healthy on property following 2023 ice storm/removed all dead landscaping
- Complete Pool Renovation
  - Replaced all equipment (main pool pump, feature pump, Polaris pump, chlorinator, filter housing, valves and heater)
  - Upgraded all tile to glass mosaic and glass subway tile
  - Replaced and upgraded entire pool deck to travertine pool deck
  - Replaced and upgraded water sheer descents (waterfall features)
  - Replaced and upgraded all underwater pool lighting to multi-color LEDs
  - Replaced pool cleaner with new Polaris and line

### Interior

- Modified kitchen cabinetry for custom built-in appliances
  - Installed Wolf built-in gourmet espresso maker/coffee machine
  - Installed Wolf under-counter microwave drawer
  - Installed Wolf gourmet under-counter warming drawer
- Installed 2 Tesla dedicated wall chargers in garages

