



Outlook

Home improvements

From Mike Winemiller <winemillerm@outlook.com>

Date Wed 10/15/2025 1:33 PM

To Robbie Puskarich <Robbie.Puskarich@cbmp.com>

Robbie,

Here is a list of Taos home improvements less furnishings on 23 Las Tusas since purchasing.

Let me know if you have any questions.

Improvements

Complete stucco tear off and replacement up to the parapets including bituthene

Roof is foam and was inspected and maintenance performed. Roof is about 8 years old now and may still be under warranty

Fireplace flue cleaned in 2024

Replaced cooking range 2020

Replaced refrigerator 2020

Had ventihood refurbished 2020

Yard was landscaped and had irrigation installed in 2021

Hot tub was added in 2021 with a new 220 line run from utility box and will be repaired before sale

New hot water heater replaced in 2024

New well pressure regulator replaced in 2024

Most lighting replaced by Led fixtures. Much of the lighting on outside and three rooms replaced with Lutron remote for auto on off with a remote switch

New ceiling fan in living area

Includes a portable air conditioner if needed, heaters, fans, humidifiers

Includes ring alarm with doorbell and backyard and sideyard cameras

Would like to leave fully furnished with linens, dishes, cleaning supplies, maintenance supplies, etc (this would include all rugs, furniture, tv, etc). The few art pieces we will keep will either be removed or marked.

Remote weather reporting system.

Thanks,

Mike Winemiller

Retired: CEO - Briggs International/Board of Directors - Sammons Enterprises

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Schools/Make-A-Wish North Texas/Sammons Charitable Foundation

5224 Corinthian Bay Drive

Plano, TX 75093

Email: winemillerm@outlook.com

Phone: (972)336-1990