

## **Upgrades & Repairs - 3819 1st Ave #210**

In the past 2 years that the owners have lived in the unit, they have not had anything additional done or any issues arise other than the following:

- Fully repainted house (professionally done)
  - Pure White (color)
  - Eggshell Sheen: bedrooms, living room, hallways, kitchen & the inside of closet
  - Satin Sheen: bathroom, doors, closet doors, trims & baseboards
  - Kitchen Cabinets: Pure White, Sheen: Satin; had a handyman repaint all the kitchen cabinets
- Custom made blinds (remote control or handheld), Select Blinds (company name)
- If buyer wants any of the furniture, open to negotiate

### **Previous Owner's Repairs and Alterations:**

- Hardwood floor installation (Dec 2014)

### **Homecraft Plumbing:**

- Guest Bathroom: New toilet install, upgrade (July 2021)
- Kitchen/Bathrooms: Valves replaced to update for quarter turn valves, upgraded as necessary (within 2 years prior to 2022)
- Laundry closet: Master valves for entire unit replaced overhead in laundry area, practical (Dec 2021)
- Guest Bathroom: Bath accessories including both bathtub and sink replaced, cosmetic (2018)

### **AC and Heating Experts Hillcrest:**

- Entire unit: Thermostat replaced for Nest Model (2018)

### **Hi Style Tile & Stone:**

- Primary Bathroom: Replaced shower tile, remodel (Dec 2021)

### **Golden State Plumbing:**

- Primary Bathroom: Raised shower head and reinstalled tub/shower accessories; installed bath vanity and sink accessories; faucet valves replaced with quarter turn, remodel (Dec 2022)

### **Handyman - Lazaro**

- Kitchen: Replaced sink strainer (Feb 2022)

**Cal Chip Repair:**

- Primary Bathroom: Refinished bathtub, remodel (Dec 2021)
- Repairs: Previous owner's explanation: Dried/fixed/repaired a leak originating from neighbor's unit upstairs in her laundry area. Lighting fixtures were replaced. No issues since then (Spring 2020).

**Updates By Owner:**

- Entire Unit: Various dates, painted rooms/ceiling/some closets
- Several rooms: Installed custom cellular shades/window brackets (2009)
- Kitchen: Upgraded kitchen light (2019)
- Kitchen: Replaced dishwasher, installed by Home Depot, upgrade (2019)
- Kitchen: Upgraded microwave (installed by Aztec Appliance), refrigerator, electric oven (installed by Best Buy), performance upgrade (Nov-Dec 2019)
- Entire Unit: Outlets/switches replaced, cosmetic (various dates)
- Bedrooms: Added additional shelving in closets for practical use (2015-2016)
- Guest Bathroom: Built custom shelving for corner, practical usage (2021)
- Living Room: Nest Protect fire alarm/CO2 detector installed (2019)
- Living Room: Installed ceiling fan, cosmetic & performance upgrade (2016)
- Entry Front Door: Yale Smart Deadbolt installation, preferred security enhancement (Dec 2021)
- Entry Area: Replaced ceiling lights, necessary replacement for damaged lights (Oct 2020)
- Primary Bathroom: Vanity light installation, remodel (Jan 2022)
- Bathrooms: Replaced towel rods, hooks, toilet paper dispenser, medicine cabinet (various dates)
- Purchased LG 4.5 Front Load Washer with Stream Technology and 7.4 Electric Dryer with built-in intelligence (smart washer/dryer)

**Updates by Previous Owners:**

- Lights around the property and including the garage have been transitioned into LED lights