

# IMPROVEMENT LIST

1227 ALVARADO ROAD, BERKELEY

## INTERIOR

### 2026

- Painted interior walls and ceilings
- Front door
- Replaced some windows and sliders
- Replaced all door hinges

### 2025

- Renovated the kitchen pantry to be a full butler's pantry
- Renovated the storage room and built a wall in the room to separate the water heater
- Closed doorway from den to primary bedroom to create separate spaces
- Added sliding door to den to create a private space/optional 4<sup>th</sup> bedroom
- Added garage storage shelving

### 2024

- Updated showers in guest and primary bedrooms
- Added electricity near toilet for bidet system in primary bathroom
- Added electricity in primary bedroom wall for TV
- Added closet system to guest bedroom

### 2023

- Added closet system to primary bedroom

## EXTERIOR

### 2026

- Pressure washed exterior of house and decks
- Painted stairs, deck, retaining wall, and garage
- New light fixtures

## 2024

- Replaced upstairs furnace with heat pump,
- Added house air filter and iwave ionization
- Added front yard fence
- Replaced front patio retaining wall

## 2023

- Installed 240V outlet in garage
- Replaced main panel and subpanel
- Installed 20KWH Total Enphase 5P batteries
- Added outer door with dog access off of the guest bathroom
- Installed 9.6W Enphase solar panels to power the house
- Replace skylights, roof, and gutters

Information provided by the Seller.

All information hereby deemed reliable but not guaranteed.

Buyers should conduct their own investigations.

**COMPASS**

DRE: 01408025 / 01367466