

## LIST OF UPGRADES

# 747 Mandana Blvd, Oakland

### 2007

- House retrofitted – sheer walled and tied down
- New hot water heater
- New copper pipes
- New furnace
- Fireplace firebox rebuilt
- Added CAT house with Trek decking, multiple levels and removable “tunnel” via the kitchen
- Upgraded electrical and new panel
- Stone Wool insulation under front bedroom and master bedroom
- High efficiency Anderson sliding door in master bedroom
- New green privacy fencing added along neighboring chain link fence
- Closet organizers added
- Whole house repainted inside 2007 - present

### 2009 HALL BATHROOM – COMPLETE REMODEL/REBUILD

- Raised ceiling
- Added skylight
- New Air Bath
- Bubinga & Figured curling maple on cabinets & skylight surround
- Bobern mirrored vanity
- Marinachi Slab Granite
- Custom vanity cabinet
- Newport brass fixtures in black and antique copper
- Toto 1.28 gal ultra max toilet comfort height – also in ½ bath

### 2009

- Efficient wood burning insert added
- Stairs to lower level done to code and stairway walls insulated

### 2010

- Added air conditioning
- Seller designed custom front door
- Seller designed custom window glass in front door and hall bath

### 2015

- Landscaped front yard with drought tolerant plants and sprinklers
- Whole house painted outside
- New deck with seating, planters and moveable low table
- New concrete driveway/walkway and curb

### 2016

- New washer and dryer
- New exterior walkway
- Floors in master bedroom redone

### 2017

- New laundry sink fixture
- New screen door from pantry room to backyard
- New touchless faucet in kitchen
- Whole house water filter just replaced
- Sheet rocked laundry room and bonus room
- New laundry room sump pump installed