

SELLER'S IMPROVEMENTS TO 96 TEMPLAR

Prepared By: Hooman Nazari | Owner

Notes:

- ◆ All the work executed without necessary permits.
- ◆ All the work completed in reference to a set of architectural plans prepared by “California Design Office” (See seller’s disclosures for a copy of construction plans)
- ◆ All work completed by Bay Best Construction License# 918839
- ◆ All the scope of work captured below executed from Feb – Sep in 2022

2024 May

- ▶ Interior Paint
- ▶ Exterior Paint – Deck and Railings
- ▶ Master Bathroom Shower pan Re-grout
- ▶ Restored main level hardwood flooring
- ▶ Landscaping

2022 Feb - Sept

- ▶ Complete Bathroom Remodel
 - ◆ New bathtub and shower pan
 - ◆ New shower wall and flooring
 - ◆ New shower doors and vanity
 - ◆ All new accessories
- ▶ Complete Kitchen Remodel
 - ◆ New kitchen cabinets and countertop
 - ◆ New Appliances
- ▶ New Windows and Doors throughout
- ▶ New Roofing
- ▶ Reframing main level balcony with deck board flooring and new railing.
- ▶ Complete electrical upgrade and rewiring throughout.
- ▶ Complete plumbing upgrade (Interior) and Sewage lateral.
- ▶ New HVAC unit. Each room has a unit with dedicated thermostat.
- ▶ Restored flooring throughout the house.
- ▶ Exterior LED lights with automated boxes.
- ▶ New light fixtures.
- ▶ New concrete at the front yard.

