

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.



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