

List of Upgrades

8309 Norris Canyon Road, Castro Valley

The following upgrades were completed by the Seller since purchasing the home in 2017.

2017

- Installed new Thermador range and dishwasher
- Installed french drain install and completed recommended foundation work
- Completed fumigation based on 2017 Omega Termite report

2018

- Installed new furnace with two zones
- Installed Nest thermostats
- Added air conditioning to existing forced air system
- Installed new electrical to add lighting to lower level bedrooms
- New light fixtures in lower level bedrooms
- Removed large dead eucalyptus tree
- Electrical upgrades throughout
- New refrigerator

2019

- Replaced windows in living room and dining room
- Installed new perimeter fence for entire yard (did most in 2019; final portion of old fencing replaced 2021)

2020

- Hired a licensed architect to develop plans for rebuilding garage and lower level remodel including adding laundry room - see plans. Project was put on hold due to Covid and never completed.

2022

- Installed new electric solar shades on windows in living room and dining room
- Replaced roof on house, installed new gutters with screens, new downspouts
- Stained front deck, repaired back deck (could not stain due to non-stop rain)
- Installed new trash compactor

2023

- New interior paint
- New light fixtures in upstairs bathroom, upstairs hallway, downstairs hallway, downstairs bedrooms, downstairs bathroom
- Rodent remediation completed by Alley Cat, including new insulation on attic and basement walls, new plywood in attic
- Refinished bathtubs, kitchen sink, upstairs bathroom sink
- Installed wooden safety lattice on front deck
- Refinished bathtubs, kitchen sink, upstairs bathroom sink
- New showerhead in upstairs bathroom
- Repainted lower portion of exterior near sliding glass doors off of back deck