

SELLER IMPROVEMENTS

4222 ABERFOIL AVENUE, OAKLAND, CA 94605

- **Installed Milgard windows** in kitchen, living room, bedrooms. downstairs bathroom, front door, garage, laundry room - May 2019 - Oct 2023
- Replaced outlets with GFCI, replaced the electric panel, added lights and outlets to garage - Apr/May 2019
- Installed **new garage door**, garage door opener, and keyless entry - May 2019
- Replaced heating mechanism in oven - March 2019
- Replaced the concrete slab in garage - Apr 2019
- **Remodelled bathroom** including vent in attic and new outlets - Aug 2019 - Feb 2020
- Installed shower door in master bathroom - Feb 2020
- Replaced master bathroom window - May 2020
- Land survey to determine backyard boundary - May 2020
- Cut down 14 trees along fence line and ground 3 tree stumps - Oct 2020
- Installed hog wire fence 1 ft inside of property line - Nov 2020
- **Installed stone patio in front**, replaced stone retaining wall, installed lighting, installed drain in wall - Aug 2021
- Replaced laundry/kitchen drain line with 1.5" copper and 2" ABS pipe (70 feet), Reconnected to main line - Oct 2022
- Fixed burned wire in master bedroom, installed dimmable and adjustable LED lights in living room, added dedicated outlet in garage for treadmill - Aug 2023
- Replaced windows in half bathroom, downstairs, garage, laundry room, and front doors - Oct 2023 .
- **Electrical panel upgrade**, connected new weather head, replaced kitchen counter outlet and backyard outlet - Nov 2023

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- Replaced garbage disposal - Apr 2024
- Replaced heating duct, cleaned chimney and heating ducts - Dec 2024
- Installed Dolomite countertop - Jan 2024
- Installed **new electric induction stove** - May 2024
- Installed Emser kitchen tile and Zia backsplash tile - May 2024
- Replaced kitchen disposal, installed **new dishwasher** - May 2024
- Installed Rachio smart sprinkler system with gopher wire, **backyard lighting** - Jan 2025
- **Reinforced foundation** by installing two beams, patched four cracks in foundation - Feb 2025
- Complete **French drain** in front of house - Mar 2025
- Installed app controlled sprinklers in front yard - Mar 2025
- Repaired leak in primary bathroom shower - Apr 2025