



IMPROVEMENTS OF 4770 FAIR AVENUE, OAKLAND

IMPROVEMENTS:

- Insulated Garage Door with LiftMaster Opener including MyQ SmartHome connectivity installed, 2019.
- AC installed, 2020.
- Nest Thermostat installed, 2020
- Custom Bali Natural Woven Roman Shades Installed in Bedrooms, 2021
- Upgraded Electrical Main Panel installed, 2022
- Tesla Wall Connector EV Charger installed, 2022
- New 40Gal/38K BTU Nashua Water Heater installed, 2022
- 15 REC Alpha Pure AA 400W Solar Panels NEM2 with Enphase App Monitoring installed, 2022

VEGGIE GARDEN PLANTINGS:

- Sweet Green Peppers
- Jalapeños
- Basil (pesto basil)
- Rosemary
- Tomato (Cherry Red)

PRE-SALE IMPROVEMENTS:

- Exterior painting
- Interior painting
- Front yard landscape & irrigation
- New front door
- Back yard landscape:
 - New sod yard with irrigation
 - New plantings with irrigation drip
 - Vegetable beds with fresh herbs & veggies
 - Multiple leveled areas laid with crushed granite
- Custom wood accent house numbers
- All new light fixtures throughout
- Grout stain in kitchen & bathroom
- Bathroom Refresh:
 - Faucet
 - Mirror
 - Shower Head & Arm
 - Hardware
 - Light fixtures
- New pressure treated front yard retaining wall
- New hardware in kitchen & closet/doors