

5062 SILVER ARROW DRIVE  
RANCHO PALOS VERDES, CA 90275

### **Home Improvement Summary:**

NEW Overhead Recessed LED lighting in all rooms (27+ fixtures)  
NEW Berber carpet upstairs and lower living, dining areas  
NEW FAU Central Heat and A/C unit  
NEW Laminate flooring in entry, family room and kitchen and under stair closet  
New Oven/Range Gas  
NEW rear/side garage door, metal with raised panels  
NEW Decora Style outlets and light switches, with GFI circuits in all baths, kitchen, laundry areas  
NEW Ceiling Fan in Dining area and Family Room  
NEW Disposal in kitchen sink  
NEW Exterior lighting in front (by garage door and front door)  
NEW Raised panel doors and hardware in all bedrooms  
Front Yard landscaping with sprinkler system (Under wire mesh to keep out gophers)  
Paved side yard with gate and fence  
Pavers to lower yard area  
New Paint inside and out  
Removed wood paneling from stairway  
Vanities painted in upstairs bathrooms  
Newer composition roof  
Smooth Ceilings - all popcorn removed

### **Items for Disclosure:**

***(THESE HAVE BEEN FACTORED INTO THE LISTING PRICE AND WILL NOT BE NEGOTIATED WITH THE BUYER.)***

FIREPLACE – will require maintenance before use and is not suitable for any flames at this time.  
Backyard yard sprinklers are not operational  
Cracked window in kitchen under microwave. Right crank window in kitchen behind sink.  
No remote for garage door. The garage door is operational but may need replacement.  
Screens for all upstairs windows are in the closets  
RING Doorbell is not included  
Home Inspection report is available for review.