

28208 Seamount Drive, Rancho Palos Verdes

Seller's List of Home Improvements & Maintenance Summary by Year (2023–2025)

2023 – Major Home Renovations and Upgrades

In 2023, the focus was on comprehensive upgrades to both the interior and exterior of the home, enhancing comfort, design, and functionality.

- **A/C and Heater Installation** – *Vendor: Air Works*
Installed a new HVAC system to improve energy efficiency and year-round indoor climate control.
- **Interior & Exterior Painting** – *Vendor: E & E Painting*
Full repaint of the house to refresh the look and protect against wear and weather.
- **Flooring Installation & Crown Molding** – *Vendor: Sinbad Flooring*
Upgraded flooring throughout the home, with crown molding added for an elegant touch.
- **Custom Closet Systems** – *Vendor: Closet World*
Installed storage systems in all four bedrooms and the guest closet for better organization.
- **Closet Doors Replacement** – *Vendors: Lowe's & Home Depot*
Replaced old closet doors with modern, functional alternatives.
- **General Handyman Services** – *Various Tasks*
Included minor repairs, fixtures, and installations throughout the home.
- **Window Blinds Installation** – *Vendor: MJ Blinds*
Installed custom blinds for enhanced light control and privacy.
- **Ceiling Fan Cleaning & Light Fixture Updates** – *Vendor: Lowe's*
Professionally cleaned ceiling fans and updated associated lighting.
- **Stained Glass Repair** – *Vendor: Allen Kenoyer*
Restored decorative stained glass elements to preserve the home's character.
- **Bathroom Renovations** –
 - **Tiles, Mosaic, Vanities** – *Vendor: Tile Depot*
 - **Shower Fixtures** – *Vendor: Home Depot*
 - **Demolition, Cleanup, and Labor** – *Vendor: S&J Inc*
 - **Toilets, Shower Doors, Bathtubs** – *Vendor: WoodbridgeBath.com*
Comprehensive bathroom upgrades including surface materials, fixtures, and labor.

- **Front & Backyard Landscaping** – *Vendor: Jesus Arias*
Garden cleanup and installation of new plants to refresh outdoor spaces.
- **Faux Stone House Façade** – *Vendor: Home Depot*
Installed faux stone accents to enhance the exterior appearance.
- **Tesla Home Charger Installation** – *Vendor: Tesla*
EV charger installed in the garage for convenience.
- **Garage Shelving System** – *Vendor: Lee's Furniture & Shelves*
Installed shelves to increase storage and organization in the garage.
- **Gazebo Tent Installation** – *(No vendor listed)*
Added an outdoor structure to provide shaded space in the backyard.
- **Roof Rain Diverter & Tile Maintenance** – *Vendor: S&J Inc*
Addressed rainwater drainage and performed minor tile repairs.
- **Appliance Replacements:**
 - **Washer & Dryer** – *Vendor: Costco*
 - **Refrigerator** – *Vendor: Best Buy*
 - **Kitchen Stove Hood** – *Vendor not listed*
Updated to newer, energy-efficient models for better performance.

2024 – Preventive Pest Control

- **Whole-House Termite Fumigation** – *Vendor: 1st Stryke Pest & Termite*
Full fumigation of the property to eliminate termite activity and protect structural integrity.

2025 – Roof Maintenance

- **Roof Tile Maintenance & Inspection** – *Vendor: JB Wholesale Roofing*
Conducted tile maintenance and inspection to ensure longevity and prevent leaks.
- **Air Duct Dust Removal, Sanitation, and Maintenance** – *Vendor: [Vendor Name, if available]*

Professionally cleaned and sanitized the air ducts throughout the two-story home to improve indoor air quality, remove accumulated dust and allergens, and ensure proper airflow and HVAC efficiency.