

List of Upgrades to 30582 Ferndale Dr, Running Springs, CA 92382

- Leveled the upstairs flooring and put in new LVP flooring throughout the house including stairwell and mudroom downstairs (\$8000)
- Painted entire interior (ceilings, walls, doors, garage, etc) (\$7000)
- Built retaining wall in backyard to hold up the hill from the deck area (\$6,500)
- New appliances (washer, dryer, refrigerator, stove/range, dishwasher) - all appliances convey in the sale. (spent \$4000)
- Epoxy finished the garage floor (\$2500)
- New ceiling fans, light fixtures, wall outlets, and smoke detectors (\$2000)
- New plumbing fixtures for sinks, tub, and toilets, new kitchen faucet (\$1200)
- Security cameras and programmable door lock (\$700)
- New bathroom mirrors and shelves (\$450)
- Refinished/reglazed the bathtub basin (\$400)
- Painted front deck (\$200)
- New window screens throughout (150)

Anything that is not in this list belongs to the tenants and will be moved out.

Kitchen: microwave, toaster, coffee maker, kettle, pots and pans, utensils, kitchen hand towels, oven mitts, dish rack, soap dispenser tray, glass tupperware, bakeware, cooking utensils, plates, bowls, cups, mugs, children's plasticware/dishes, trash can

Living Room: curtains, rug, TV, TV stand with fireplace, remote control for ceiling fan, wall mirror, coat rack on wall

Dining Room: round table and 6 velvet blue chairs, curtains, bookcase/shelf across from table (beside kitchen), wall clock

Bedroom 1: primary: curtains, extra linens for twin mattresses (in closet)

Bedroom 2: secondary: twin trundle bed and two twin mattresses, twin mattress encasements, mattress protectors, and sheets and comforters, tall bedside armoire, nightstand, rug, wall art, curtains, floor lamp

Bathroom 1: upstairs: shower curtain, shelves above toilet, wall dispenser in shower, rugs, bath towels, hand towels, soap dispenser, trash can

Bathroom 2: downstairs: rug, shelves above toilet, hand towels, soap dispenser, trash can

Mudroom: attached bench, coat rack, wall decor, hanging shelf, footstool seat, rug

Garage: interior and exterior paint and maintenance materials in garage on top cabinet, curtains

Laundry: washing machine, clothes dryer, small metal shelf, curtains

Miscellaneous: two exterior cameras at front and rear that are controlled by Eufy app (tenant can program)