***LIST OF IMPROVEMENTS***

***711 N. RANCHO DRIVE, LONG BEACH***

ALL TERMITE WORK COMPLETED PER REPORT

NEW DUCTING THROUGHOUT THE HOUSE/INWALL DUCTS CLEANED

NEW HVAC WITH ECO BEE

NEW R-38 BLOWN IN INSULATION IN ATTIC

EXTERIOR REPAINTED

NEW TRELLIS AT WINE CELLER AND NEW HANDRAIL AT DECK

NEW FRONT GATES

UPDATING LANDSCAPING IN FRONT, BACK AND SIDEYARDS

NEW EXTERIOR LIGHTING AT ENTRY/GARAGE/BALCONY & WINE CELLAR

INTERIOR REPAINTED WITH CUSTOM COLORS

NEW PICTURE WINDOW IN LIVING ROOM

NEW DRAWER & DOOR FRONTS WITH SOFT CLOSE IN KITCHEN & POWER BATH WITH CUSTOM HARDWARE

NEW KITCHEN SINK & FAUCET WITH SOAP DISPENSER

NEW GE PROFILE APPLIANCES IN KITCHEN, BESPOKE REFRIGERATOR, ZEPHER HOOD

ALL CABINETRY REPAINTED WITH THE EXCEPTION OF THE SODA FOUNTAIN CABINETRY

NEW QUARTZ COUNTERTOPS/SINKS/FAUCETS IN BAR/HALL & MASTER BATH

NEW QUARTZ COUNTERTOPS AT BUILTINS

NEW CABINET HARDWARE THROUGHOUT

NEW TILE SURROUND WITH NEW SHOWER/TUB SYSTEM IN HALL BATH

NEW ELECTRICAL RECEPTICALS AND SWITCHES THROUGHOUT WITH GROUNDING

NEW INTERIOR LIGHTING AND CEILING FANS THROUGHOUT

NEW INTERIOR DOORS AND JAMS WITH NEW MATTE BLACK DOOR HARDWARE

NEW INTERIOR WINDOWSILLS AND TRIM THROUGHOUT

NEW CUSTOM KARASTAN CARPETING ON STAIRS

NEW LUXURY VINYL PLANK FLOORING

NEW CUSTOM PORCELAIN TILE IN BAR AND LAUNDRY ROOM

NEW BASEBOARDS THROUGHOUT

NEW UPPER FENCE ALONG EAST NEIGHBOR SIDE