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Improvement Remarks

5988 Trojan Ave, San Diego, CA 92115

2017 (information for this year provided by the previous owners)

- New kitchen cabinetry and countertops
- New kitchen flooring
- Interior paint
- New HVAC system
- Patio improvements (concrete patio poured)
- Sewer line replacement

2019

Rear ADU + Garage conversion construction completed

2024 – New ownership began 9/20/2024

November - (Unit C) New roof installed

November - (Unit B & C) 10 solar panels, tracks + wiring removed and reinstalled in connection with new roof replacement and cricket rebuild

2025

April - (Unit B) New mini-split unit installed

April - (Unit C) New mini-split unit installed

April - (Unit C) Electrical upgrades completed

November - (Unit C) Refrigerator water valve replacement

December - (Unit B & C) Sewer pump repairs & improvements completed



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2026

March - (Unit A) New interior paint (living room, bedrooms), floor vents replaced throughout, new ceiling light in breakfast nook, new smoke detectors + CO2, installation of new shower/tub hardware

May - (Unit B) New Dishwasher installed

March - (Unit A) AC new blower motor + capacitor installed, installation of new dual run start capacitor for outside condensing unit, installation of new dryer vent termination

July - Driveway, front sidewalk, (Unit C) services power washed

July - (Unit C) New paint for living/bedroom, tub/shower enclosure professionally glazed (white), landscaping clean-up & tree-trimming completed, gutters painted