**6044 Charae St Improvements**

**JUNE 2016**

We took possession of a 7 bedroom 2.5 bath house. Two of the bedrooms had to be walked through to get to the other bedroom and they did not have closets.

**Solar for pool** installed

“Popcorn” acoustic ceiling removed from dining room and living room

Pool changed back to salt water-**new salt generator, new automatic pool cleaner, new pool pump, new digital controller**

Particle board put in attic so it can be used for storage

Replaced drop down ladder from attic

Garage remodeled, shelves taken out, water heater moved so 2 cars can park inside

Fireplace – bricks removed and covered over the fireplace in north wall, it could be rebuilt, chimney still intact, it had no gas line going to it.

Pecky cedar boards removed from wall in dining room

**JULY**

**Air conditioning** installed

**Upgraded lighting with dimmers**, can lights placed throughout

**Motion sensors** **outdoors**, new lights in garage

**Upgraded electrical panel to 125 amps**

**New washer and dryer** additional hookups installed inside and moved from garage to inside

Made opening to kitchen wider by 2 feet so pool can be seen from front door and easier access

**AUGUST**

**Skylights** installed in living room

Removed spiral staircase from back corner of house bedrooms

**SEPTEMBER**

**Installed solar electric for house**

Installed crown moulding and baseboards

Installed new doors and hardware inside and improved trim

**OCTOBER**

**Granite counters** in kitchen replaced existing butcher block

Relaced small fogged window in master BR

Added all pantries and added more cabinets in kitchen

**DECEMBER**

**Built new primary bath** and large walk-in closet area by using 2 small bedrooms, replaced wood flooring with carpet, added large window in bedroom overlooking pool, and built in desk overlooking pool.

Enlarged middle bedroom upstairs and changed the location of the door to make the room bigger

**New shower downstairs** and new window in shower area

Improved downstairs bathroom by moving door and making bathroom area larger, low flow toilet installed

**Replaced all supply pipes previously in slab with new pipes in walls** (slab leaks are very common in this neighborhood)

**February 2017**

-Added hallway downstairs in an area that had an unfenced 4 foot drop in pool area in order to make a separate entrance to the back bedroom and make 2 separate bedrooms that were no longer pass through, added closets to both rooms

- Refreshed landscaping front and back including irrigation

Added 3rd parking space on left side of driveway, built retaining wall on right side of driveway.

Note pittosporums planted along left front and back side of house are on neighbor’s property but were paid for, maintained, and are watered by us.

**New piping for bathrooms and kitchen**

**March**

New backsplash in kitchen, new faucet installed, new microwave

New south facing window in bedroom downstairs

New window to pool in family room

Garage door-added windows at top for style and light

Added insulation in walls for upstairs front bedroom

Replaced wall around pool equipment and placed keypad on the wall to turn on spa

**April**

Filled in existing stairs near family room with concrete in backyard, built new stairs at back, put in railing, added **storage area under deck and above downstairs hallway.**

Replaced back fence

Installed astro turf in backyard

**March 2021**

-**Shed** constructed in backyard

-**Installed electrical outlet for charging electric car** on left side of garage

-ring doorbell

-LED light bulbs installed

-Motion sensing lights outside

**2022**

-**Additional electrical outlet for charging electric car** installed on right side of garage

**2023**

-**Dishwasher** replaced

-**New Water Heater**

***-*New paint through much of home**

**New salt cell for pool**