

## Upgrade List – 13176 Russet Leaf Lane / San Diego, CA 92129

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Improvements made to the property throughout the years include the following listed below. The years each took place are approximate.

### 2024

- Top Line Roofing performed a roof inspection and tune up part of proactive maintenance.
- Plateau Pest Solutions completed a termite inspection & wood work called out in their report.
- Flo wi-fi enabled leak detectors and water flow meters installed.
- Kitchen and dining room slider doors, and one dining room window replaced.
- New mirrored wardrobe doors added in secondary bedroom.
- Secondary bathroom upstairs: mirror and medicine cabinet replaced.
- Custom cherry wood trim around kitchen windows + new blinds.
- Fresh interior paint at: all baseboards, staircase, interior of the front entry door, secondary bedroom.
- Exterior stucco repairs and paint match.
- Carpet and tile both professionally cleaned.

### 2023

- Fresh interior paint at: one of the secondary bedrooms.

### 2022

- Kitchen renovation included: Quartz countertops. Cabinet refacing with solid cherry doors. All cabinets and drawers are soft close with full extension drawers, custom pull out shelves, pull out trash, and corner lazy susan. New stainless steel appliances (except the dishwasher, a few years older). Fluorescent lighting replaced with recessed canned lighting, pendant lights added above island. Original remodel in 2003 included change in shape of island from original (to improve traffic flow), as well as addition of the pantry cabinets on the far wall which did not exist originally.
- Downstairs flooring: solid cherry hardwood in living / dining, ceramic tile in kitchen / family and powder rooms.
- Fresh interior paint at: full downstairs through to upstairs hall and in the kitchen.
- New carpet at one of the secondary bedrooms + the stairs.
- New washing machine.

### 2021

- New FAU & A/C installed with wi-fi enabled digital thermostat.

### 2019

- Ring doorbell camera, side yard security camera.
- New water heater installed.

### 2016

- Primary suite remodel included: addition of french doors, juliette balcony, new window and custom shutters, and walk-in closet, plus relocated and re-shaped second closet to maximize space. Custom closet interiors. Recessed canned lighting, dimmer switches on bedroom and bathroom lights. Remodeled walk-in shower with custom tile, and pocket doors on either side of bathroom. Custom bathroom cabinets including center vanity storage tower with upper and lower flat faced pull out shelving (Rev-a-Shelf). Added recirculating pump for hot water.
- During the primary suite remodel, all interior doors were replaced throughout the house (bedroom and closet doors) with modern raised panel doors.

- Whole house attic fan installed.
- Fresh exterior paint.
- Fresh interior paint at: office / 4<sup>th</sup> bedroom, primary bedroom.
- Upstairs flooring, laminate wood in hall, master, and office / 4th bedroom.
- Recessed canned lighting installed in family room + fan relocated to the center of the room.

#### 2015

- Solar installation, which is fully owned: 23 panels @ 305 W = 7.015 kW. Last year's annual true-up was a \$167 credit.

#### 2014

- Upstairs hall linen cabinets replaced with full height cabinet with slide out shelves.
- 3rd bay garage door replaced.

#### 2013

- Fence and gates replaced using PostMaster galvanized steel posts.

#### 2012

- Backyard renovation, hardscaping and landscaping, including installation of gas fire pit, sitting wall, custom colored concrete patio, steps to raised area for play structure, new sprinkler system, fountain, accent lighting on palms and fountain, and new spa.
- All windows replaced / upgraded, including plantation shutters, upgraded living room windows to slide open, replacing fixed windows on original.

#### 2010

- Overhead storage racks in garage.
- Garage refrigerator (conveys with the sale).

#### 2006

- Front yard renovation, hardscaping and landscaping, including new steps and curved sitting wall with pillar and custom address plate.

#### 2005

- Pull-down ladder to access rafter storage above garage 3rd bay.

#### 2004

- Downstairs powder room renovated to add stone vessel sink.

#### 2003

- The staircase railing was custom built replacing half wall with the original.
- Secondary bathroom upstairs, renovated to replace single sink vanity with double.

#### OTHER

- Keypad entry to the garage from both the exterior and interior.