



5941 COLTON BOULEVARD, OAKLAND HOME IMPROVEMENTS

2014

- Replaced roof, added roof insulation
- Added 220v plugs to the garage for EV charger
- Installed a new (larger) electrical sub-panel
- Seismic retrofit: bolting to foundation and adding plywood to cripple walls

2015

- Completely remodeled the master bathroom with high end finishes.
- Installed several solar panels (owned)

2016

- Extensive backyard re-landscaping: new pavers (concrete), concrete planter box, ipe bench, drip irrigation, soil amendment, new plants
- Installed central air conditioning
- Upgraded HVAC for zoning (2 zones: upstairs and downstairs)

2017

- Extensive front yard re-landscaping
 - New front steps and landing with Blue Stone
 - Replaced driveway (asphalt)
 - Stone planter stacked stein on right side of driveway.
 - New mailbox post and front yard light post
 - Trellis for bougainvillea, olive trees, new plants, extended drip irrigation for new landscaping

2019

- Installed new high-efficiency furnace
- Installed new high-efficiency water heater (hybrid electric heat pump)
- Remodeled kitchen:
 - Custom cabinets, all high-end appliances and sink (Miele, Subzero).
 - Moved the kitchen peninsula.
 - Kitchen remodel was done with permits.
 - New lighting fixtures in kitchen, dining room, entryway, and stairwell.
- Remodeled powder room. Done with permits.

2020

- Replaced downstairs carpet with new engineered hardwood flooring
- Upgraded incoming PG&E service line to support to 200 amps

2023

- New vanity in downstairs bathroom
- New lighting fixtures
- Painting inside and out
- Refinished upstairs hardwood floors
- Light landscaping
- New carpet installed on the stairs