



## IMPROVEMENTS OF 1617 DWIGHT WAY, BERKELEY

### **A. In preparation to market the home for sale, in August 2023 the following improvements were made:**

1. New paint (inside and out).
2. Most lighting fixtures were replaced.
3. New kitchen countertops, sink, and faucet were installed. New kitchen island added (transfers with property). Kitchen cabinets were painted and new hardware installed. Shelving added to kitchen.
4. In the front yard, a new wrought iron front gate and flagstone sidewalk pathway were installed.
5. Additional landscaping and an irrigation system were installed.
6. A storage shed was built.
7. The front yard lpe wood deck and the fences were power washed and stained.
8. The floor in the basement/bonus room was painted with concrete paint. New lighting fixtures were added.
9. One of the doors to the lower bedroom was removed (there were originally two.)

### **B. During our ownership of the property (since 2013) the following improvements and repairs were made:**

#### **Kitchen:**

1. New Bosch dishwasher and Maytag refrigerator (2018.)
2. New kitchen floor tile.
3. New exterior door from kitchen to backyard deck.
4. New garbage disposal in kitchen sink.

#### **Bedrooms:**

1. New built-in wardrobe closets (lower bedroom.)

2. New foldable wood closet doors (upper bedrooms.)
3. New custom Elfa closet systems (from the Container Store) designed and installed (both bedrooms.)

#### **Flooring:**

1. Hardwood floor was sanded and refinished.
2. The stairs to the upper bedroom were replaced (changed from carpet to hardwood floor), matching with the rest of the house.

#### **Wood Treatments:**

1. Custom Smith and Noble window shades throughout home (2019.)

#### **Bathroom:**

1. Grout repaired around a shower tile where grout had cracked and resulted in a leak (2017.)
2. After purchase of home before moving in, shower pan and waterproof membrane was replaced, shower stall floor was re-tiled, and a beam was replaced in crawl space due to prior leak (2013.)

#### **Roof:**

1. New roof gutters installed. Flashings replaced.

#### **Front Porch:**

1. A portion of front porch concrete stairs was repoured and railing was repainted reattached.

#### **Heater:**

1. Water pump replaced.
2. Furnace capacitor replaced and contact points for spark sanded.

#### **Energy Saving/HVAC/Electrical:**

1. Ecobee digital smart thermostat installed.
2. Switch plates upgrade to dimmers in many places throughout home.