



2995 E Del Mar Blvd Pasadena CA 91107

Property Improvements and Renovations

The Seller would like to disclose the following renovations, alterations, and improvements completed during Seller's ownership of the above-referenced property.

All renovations, alterations, and improvements were completed with required permits through the City of Pasadena. All required inspections were completed and approved. Copies of permits and inspection records are available upon request.

Overall / Whole-Home Improvements

- Full interior and exterior remodel completed
- All remodel work and wall removals completed with permits through the City of Pasadena
- All required inspections passed
- New recessed lighting installed throughout the entire home
- New interior paint
- New exterior paint
- New electrical panel approved by Southern California Edison (SCE)
- New electrical outlets, switches, and rewiring
- New HVAC system, including all new ducting and vents
- New condenser unit installed in backyard
- New tankless water heater
- All new windows installed throughout the home
- New front entry door
- New flooring installed throughout the entire home



Kitchen Improvements

- Completely redesigned kitchen with improved layout and functional flow
- Walls removed with permits through the City of Pasadena
- New kitchen cabinetry and hardware
- New kitchen island with seating
- Electrical outlets installed at kitchen island
- Junction box installed above island for pendant lighting
- New appliances installed, including:
 - Dishwasher
 - Gas stove
 - Hood vent
- New sink and faucet
- New kitchen windows

Bathroom Improvements

Bathroom 2-3

- Tub, sink, and toilet relocated for improved functionality
- New window installed
- New tile shower walls
- All new plumbing
- New vanity
- New vanity mirror



Primary Bathroom

- Shower, toilet, and vanity relocated for improved layout and increased space
- New window installed
- New glass shower enclosure
- All new plumbing
- New double-sink vanity
- New vanity mirrors

Half Bathroom

- Brand new bathroom addition completed with permits through the City of Tustin
- New plumbing
- New vanity, mirror, toilet, and door
- New light/fan combination
- New electrical outlets and switches

Bedroom Improvements

- New closet doors installed in all bedrooms
- New interior bedroom doors and hardware
- New windows installed in all bedrooms
- New electrical outlets and switches



Living Room Improvements

- New panoramic patio door installed
- Decorative Fireplace refinished with new tile surround
- New electrical outlets and switches

Garage Improvements

- New epoxy flooring installed
- New paint, drywall, and repairs completed

Exterior / Outdoor Improvements

- New concrete stairs leading to backyard
- New irrigation system installed in front yard
- New sod and landscaping installed in front yard
- New grass, trees, and landscaping installed in backyard
- New exterior lighting with automated dawn/dusk controls
- New side yard gate installed
- Fascia and eaves repaired/replaced and painted
- New Rain Gutter System with direct drainage under cement

The Seller believes the above information to be accurate to the best of their knowledge and is providing this information for informational purposes regarding the improvements completed at the property.