

UPGRADES/CHANGES/DISCLOSURES

2228 LEINBERGER LANE

***All completed by homeowner, unless otherwise noted
Painting done by Crabtree originally, and SM Painting recently***

Protected by SimpliSafe

4 new smoke/carbon monoxide detectors - June 2026

Attic/Roof:

- New roof - Allegiant Roofing
 - *Note the original roof leaked under severe weather circumstances. We had numerous roofing companies inspect; eventually we simply replaced the roof. There is a patch job in the office ceiling.*
- New water heater
- New HVAC control panel and thermostats (there are two: one on the second floor and one on the third)

Office Bath:

- Painted
- New mirror
- New lighting
- Refinished cabinets - N-Hance
- Tile floor
- New faucet
- New shower head
- Soft-close toilet lid
- New angle stops and supply lines within the last 3 years - Chico Plumbing Solutions
- Added window covering - Budget Blinds, 2008
- Upgraded to LED lights over bathtub

Office:

- Painted
- Installed TV mount
- New ceiling fan (and light switch to control it)
- New flooring

Office Closet:

- Customized shelving system - Easy Closets
- New flooring
- Upgraded light
- Painted

Master Bath:

- Painted
- New mirror
- New lighting
- Refinished cabinets - N-Hance
- Tile floor
- New faucet
- New shower head
- Soft-close toilet lid
- Refinished tub (small area has peeled) - Bathtub Refinishers (no longer in business)
- New angle stops and supply lines within the last 3 years - Chico Plumbing Solutions
- Added window covering - Budget Blinds, 2008
- Replaced the outlet
- Upgraded to LED lights over bathtub

Master:

- Painted
- Installed TV mount
- New ceiling fan (and light switch to control it)
- New flooring
- One window suffered a broken/jammed channel balance. Was repaired by Milgard. (~1 year ago)
- Upgraded to LED light in front of closet

Master Closet:

- Customized shelving system - Easy Closets
- New flooring
- Upgraded light
- Painted

Hallways/Stairs:

- New flooring
- Updated landing lights
- Painted
- Upgraded to LED lights in hallway of third floor

Laundry:

- Customized shelving - Easy Closets
- Tiled floor
- Stacked washer/dryer
 - *Note that we moved them/the plumbing ourselves, no permit. No issues (15+ years).*
- Painted
- Dryer ducts professionally cleaned April, 2024
- Washer/filter cleaned every 2 months

- Replaced bifold doors
- Escape ladder

Living Room:

- Painted
- Installed TV mount
- In-wall sound bar and sub woofer - Galaxy Custom Audio and Video
- New ceiling fan (and light switch to control it)
- New flooring

Dining Room:

- Painted
- New dining light
- New flooring
- One doublepane window sash had a leaky air gap; the sash was replaced by Milgard (~2 years ago)
- In the corner of the soffit, a plumbing leak was repaired caused by a broken seal on the master bath toilet above.

Kitchen:

- New appliances: fridge, dishwasher, range, microwave (circa 2020)
- New faucet
- New flooring
- Refinished cabinets - N-Hance
- New recessed lighting
- Custom cabinet installed to hold garbage/recycling
- Painted
- Stone backsplash
- New drawer/cabinet pulls
- Dishwasher/filter cleaned every two months
- New angle stops and supply lines within the last 3 years - Chico Plumbing Solutions
- Replaced under cabinet lighting in kitchen - Swearingen Electric
- Added a phone charging outlet at the "bar"

Half Bath:

- Painted
- New mirror
- New lighting
- New faucet
- Soft-close toilet lid
- New flooring
- New angle stops and supply lines within the last 3 years - Chico Plumbing Solutions

Coat Closet:

- Customized shelving system - Easy Closets
- New flooring
- Upgraded light
- Painted

Entry:

- Painted
- New flooring
- New overhead light

Windows:

- Tint film installed throughout by Advanced Window Tinting

Garage:

- Painted walls and floor
- Cabinets installed on walls
- Quiet garage door openers, serviced annually
- The hose bib outside of the garage was repaired accessed by the plumber from the inside - licensed plumber
- Converted outside garage lights to socket bulbs from 4 pin bulbs

Outdoors:

- Culligan service is established; they installed the outlet for power
- Trees trimmed
- Low-maintenance ground cover
- The water supply line was repaired,damage on our side of the meter, caused by Culligan water service - Chico Plumbing Solutions