

## **Property Upgrade Summary-1115 6th St., Ramona, CA 92065**

**Renovation Contractor:** Barker Brand Renovations, LLC

### **Exterior Improvements**

- Complete exterior paint refresh.
- New front door installed with smart privacy glass feature.
- New exterior lighting installed, including 5 porch lights and 3 coach lights.
- New fascia boards installed around the entire home.
- New 4x4 patio posts installed at the rear patio.
- Mature trees throughout the property.
- Backyard is fully fenced and cross-fenced, featuring:
  - Double gates into the main backyard section.
  - Additional double gates into the rear cross-fenced section.
  - Separate dog run area.
  - Storage shed included.

### **Doors & Windows**

- Brand-new dual-pane vinyl windows installed throughout the entire home.
- New fire-rated door installed between the home and garage.
- New side man door installed from the garage to the side yard.
- Two new French doors installed at the rear of the home, both featuring integrated blinds between the glass.
- Interior doors sanded, primed, painted, and updated with new hinges, knobs, and doorstops.
- Two bedrooms upgraded with new mirrored closet doors.

### **Septic System**

- Brand-new septic system installed, including:
  - New septic tanks.
  - New electrical components.
  - New pump.
  - New leach lines.

## **Garage Improvements**

- New LED lighting installed in garage.
- New hot/cold washing machine box installed.
- New utility sink installed.
- Newer garage doors and garage door openers serviced and tuned up.

## **Interior Improvements**

- Complete interior paint throughout.
- New recessed LED lighting installed with dimmer switches.
- New light switches and electrical outlets throughout.
- New LVP flooring installed throughout.
- New baseboards installed throughout.
- New light fixtures throughout the home, including:
  - Dining room light fixture.
  - Kitchen pendant LED lighting.
  - Bathroom vanity lights.

## **Kitchen**

- Brand-new Whirlpool stainless steel appliance package installed.
- Updated kitchen lighting with LED pendant fixtures.

## **Plumbing Updates**

- Plumbing fixtures and components updated throughout, including:
  - New angle stops.
  - New hot and cold supply lines.
  - New traps.
  - New faucets.
  - New drain stops.

## **Bathroom Updates**

- All three bathrooms updated.
- Bathtub and tile surrounds refreshed with white acrylic finish.
- Shower areas refreshed with white acrylic finish.
- New shower valves and fixtures installed.
- New shower glass doors installed in the two primary bedrooms.
- New toilets installed in all three bathrooms.
- New towel bar and bathroom accessory kits installed.

## **HVAC & Smart Home Features**

- HVAC system serviced and tuned up.
- New air filter installed.
- New Nest smart thermostat installed.

## **Fireplace**

- Wood-burning fireplace professionally swept.
- New spark arrestor installed.