

5113 GLICKMAN

Temple City, California

Category 1: Structural & Mechanical Systems

Improvement / Upgrade	Description / Scope
Roof Replacement #1	Complete structural tear-off and replacement of the roof early in my homeownership.
Roof Replacement #2 — Recent 2026 Upgrade	Brand-new, total roof replacement completed in 2026 to prepare for the sale. Stated value: \$32,000.
5-Ton Commercial-Grade Air Conditioner #1	Purchase and installation of the first heavy-duty cooling system.
5-Ton Commercial-Grade Air Conditioner #2	Total replacement and upgrade to a modern, high-efficiency 5-ton cooling system.
HVAC Crane Rentals (2x)	Specialized heavy machinery/crane fees required twice to lift both 5-ton units onto the roof structure.
Whole-House Windows Replacement #1	Replacing all original home windows with updated structural framing.
Whole-House Windows Replacement #2	A second complete overhaul of the home's windows, including double-replacing the front exterior windows for energy efficiency.

Category 2: Whole-House Plumbing & Utilities

Improvement / Upgrade	Description / Scope
Mainline Sewer Excavation	Deep trenching, earth removal, and complete replacement of the failing main exterior sewer line.
Interior Supply Re-piping	Completely removing old galvanized pipes and running new copper/PEX water supply lines throughout the entire house.
Bathroom Drainage Overhaul	New wastewater drains and vent stacks routed during major room remodels.

Category 3: Open-Concept Kitchen & Foyer Remodel

Improvement / Upgrade	Description / Scope
Structural Wall Demolition	Knocking down walls and installing load-bearing headers to transform the layout into an open-concept living space.
Foyer Structural Definition	Creating and framing a distinct entrance/foyer area within the open floor plan.
Custom Kitchen Cabinetry	Material, delivery, and installation of premium, tailored wood kitchen cabinets.
Raw Granite Countertops	Sourcing, cutting, edging, and installing luxury solid raw granite surfaces.
Luxury Built-in Kitchen Appliances	High-end stoves, ovens, and integrated appliances purchased and left permanently for the new buyer.
Entryway Chandelier	Sourcing and hardwiring a premium \$500 chandelier to anchor the new foyer space.

Category 4: Full Bathroom Modernization (3 Bathrooms)

Improvement / Upgrade	Description / Scope
Custom Bathroom Cabinetry	Tailored vanities, mirrors, and woodwork installed across all three bathrooms.
New Drywall & Framing	Hanging, taping, and texturing moisture-resistant drywall in all bath spaces.
Luxury Hardware & Fixtures	Supplying and installing brand-new premium toilets, sinks, showerheads, and mixing valves in all 3 bathrooms.

Category 5: Interior Finishes & Whole-Home Electrical Upgrades

Improvement / Upgrade	Description / Scope
Crown Molding & Baseboards	High-end decorative finish carpentry cut and installed throughout the entire home's perimeter.
Recessed Lighting Grid	Cutting ceilings, installing canisters, and upgrading the home's electrical to handle a modern recessed lighting system.
Multi-Room Ceiling Fan Infrastructure	Installing heavy-duty structural support junction boxes and dedicated wall switches in every bedroom to hang permanent ceiling fans.
Hardwired Nest Safety Grid	Hiring a contractor to run active electrical lines to every room to mount a permanent, hardwired Nest smart smoke and carbon monoxide detector network.
Hardwired Ring Security Infrastructure	Low-voltage electrical wiring and installation of a permanent Ring exterior security framework.
Drywall & Texture Overhaul	Complete patchwork, texturing, electrical closing, and drywall finishing following all interior structural work.

Category 6: Curb Appeal, Concrete & Exterior Structures

Improvement / Upgrade	Description / Scope
The Structural Front Porch	Ground-up construction of a brand-new front porch footprint, including grading, pouring a concrete slab, and a dedicated porch.
Extra-Large Driveway Expansion	Excavating soil, laying an aggregate base, reinforcing with steel rebar, and pouring yards of commercial concrete to vastly expand the parking footprint.
Dual Heavy Wrought-Iron Gates	Custom fabricator/welder fees to build, anchor, and install two massive wrought-iron security gates.
Custom Mahogany Entrance Door	Sourcing a premium raw solid-mahogany door block, requiring specialized carpenter labor to custom-hang, plane, prime, and hand-stain.
Backyard Interlocking Pavers	Total excavation, leveling, base-rock laying, and installation of luxury interlocking pavers across the entire backyard, extending to the asphalt drive layout. Stated value: \$65,000.

Category 7: Orchard Landscaping & Advanced Irrigation

Improvement / Upgrade	Description / Scope
The Fruit Orchard Addition	Sourcing, transporting, and planting multiple mature, value-producing fruit trees, including two premium avocado trees, a mango tree, an apricot tree, and a lemon tree, enhancing the existing fig and orange trees.
Privacy Screening Greenery	Purchasing and planting four large, mature Podocarpus trees to establish a natural property-line boundary hedge and shade.
Dual-System Irrigation Overhaul	Complete trenching and plumbing of an automated watering framework, dividing the land into a high-efficiency water drip system for the trees and a standard pop-up sprinkler system for the lawns. Includes multi-zone valves and an electronic timer controller.
Architectural Landscape Illumination	Installing weather-sealed low-voltage outdoor transformers, burying conduits, and placing ground uplighting to illuminate mature trees alongside dedicated roofline perimeter lighting.