

4614 Olive Highway, Oroville, CA 95966

Seller-Provided Improvements, Upgrades & Property Details

Purpose: Organized summary of seller-provided receipts, notes, improvements, upgrades, and property features. Amounts and descriptions are reported as provided by the seller and should be independently verified where applicable.

Front Yard & Landscaping

- 2021 – Sal Rodriguez: Completely redid front-yard landscaping; changed rock foundation wall to allow cars to drive through to the back lot; installed new lawn; updated sprinklers and sprinkler box. **\$5,000.**
- 2024 – All Green Tree Service: Removed front-yard tree growing into power lines. **\$1,000.**
- 2025 – Installed white privacy fence in front yard.
- Front-yard sprinklers are installed/updated.

Back Yard, Outdoor Living & Landscaping

- 2020 – Completely redid backyard; installed compacted sand base for approximately 10' x 30' artificial turf, metal border, compacted gravel along entire side of house, and drip line beneath artificial turf with sprinkler valve box beside lawn for potential future planting in tan bark. **\$5,000.**
- 2021 – Compacted gravel throughout the entire back lot behind the backyard. **\$2,000.**
- 2024 – Built new 8' x 14' teak-wood deck in backyard.
- 2025 – Installed new 10' x 12' metal gazebo with shaded transparent roof over artificial turf.
- 2025 – Installed brand-new greenhouse, never used.
- 2021 – Built metal shed on concrete pavers in backyard.
- Dog kennels are present.
- Backyard includes artificial turf, gravel, outdoor entertaining space, and functional vehicle/storage access.

Carports, Garage, Vehicle & Storage Improvements

- 2022 – Built two carports using commercial-grade lumber; each approximately 12' x 26' with more than 8' interior height. No foundations at original construction.
- 2024 – Added doors to carports and installed new side-of-house gates providing vehicle access.
- 2025 – Built 14' x 24' wood foundation for vehicles/storage using commercial-grade lumber.
- 2025 – Built approximately 13' x 22' metal garage.
- Attached single-car garage is on a concrete slab with no plumbing in the slab.
- Middle carport is on a drivable foundation.
- Side access provides potential for RV, trailer, boat, recreational vehicle, and other vehicle parking.
- Multiple covered parking/storage areas provide substantial flexibility for vehicles, equipment, hobbies, and storage.

Propane, Gutters & Exterior Maintenance

- 2019 – Brand-new propane tank installed in garage.
- 2020 – Hunt Propane installed new fittings on propane tank and set tank on pavers.
- 2021 – Western Heating and Rain Gutters repaired existing gutters and installed new gutters where needed. **\$569.**
- 2021 – Luke, licensed painter: Sanded and painted entire exterior, including metal window shades and propane tank. **\$6,500.**

- Seller provided painter phone number: 760-702-7463.

HVAC, Attic & Major Mechanical Systems

- 2022 – Royal Aire: Brand-new rooftop Lennox AC/heater; checked all ducting work in attic; installed new smart thermostat and smart Bluetooth attic fan. **\$11,306**.
- HVAC service includes a 10-year \$15/month parts warranty plus two visits per year for cleaning the unit and filter changes, if the new homeowner elects to continue the program. Seller states continuation is \$15/month.
- Attic access is available through the garage attic opening for HVAC access.
- Full access beneath the house is available through an access door for plumbing access, except beneath the attached garage, which is a concrete slab with no plumbing in the slab.

Roof & Porch – 2026

- 2026 – Brand-new 40-year-rated CertainTeed? composition roof — seller's notes state "Cornwall and Owen's" composition roof; verify exact manufacturer/product before publication.
- New plywood layer installed across entire home beneath composition roof.
- New flashing installed.
- Entire front porches rebuilt/framed with pressure-treated material, pine soffit materials, and Simpson hardware.
- Back garage flat-top rubber roof waterproofed/recoated.
- New slope/drainage detail from water heater noted by seller.
- Brand-new wood stove cap installed.
- Performed by Withstand Inc. Construction using SRS building products. **\$15,770**.

Bathroom – 2021

- Completely updated bathroom.
- New bathtub/shower.
- New vanity.
- New mirror/cabinet.
- New toilet.
- Tile installed from floor to ceiling.
- Seller estimates cost at approximately **\$3,100** based on personal notes; Home Depot receipt not currently available.

Kitchen – 2022

- Fully updated kitchen.
- Kitchen Design Expo: cabinets, sink, and granite countertops. **\$8,647**.
- A1 Appliances in Oroville: appliances, including refrigerator with ice dispenser and water filter. **\$3,100**.
- Home Depot: drywall, tile, hardware, and plywood. Seller estimates approximately **\$2,900** based on written notes; receipt not currently available.
- Ace Plumbing: hired to repair one leak associated with new plumbing to washer/dryer. **\$385**.

Electrical, Water & Driveway – 2025

- 2025 – Williams Electric: Brand-new 100-amp main electrical panel. **\$3,350**.

- 2025 – Brand-new water line from water main to house; approximately 65 feet of asphalt cut/broken and replaced; approximately 65 feet of commercial-grade PVC installed.
- Added two new hose bibs/lines at front garage.
- Added pressure regulator.
- Added new backyard hose bib.
- Driveway asphalt redone and entire driveway received new latex rubber coating.

Interior Paint – 2026

- 2026 – Home Depot: Entire interior repainted using Behr white satin paint for a modern look. **\$430.**

Appliances & Other Included Features

- Seller states all appliances stay with the property.
- Security cameras can stay with the property.
- Property has full access underneath the house to plumbing through an access door.
- Attic is accessible through garage attic opening for HVAC access.
- Attached garage has concrete slab with no plumbing in slab.

Receipts / Documentation Notes

- Seller has receipts/documentation for many improvements listed above.
- Missing receipts: Home Depot receipt(s) for bathroom work and Home Depot receipt(s) related to kitchen work.
- Bathroom cost of approximately \$3,100 is based on seller's written notes rather than a currently available receipt.
- Kitchen Home Depot cost of approximately \$2,900 is based on seller's written notes rather than a currently available receipt.
- All dates, costs, dimensions, contractor names, materials, warranties, and permit status should be verified before being represented as factual in MLS or marketing materials.

Seller Documentation / Marketing Note

This document is intended to organize the seller's notes and receipts into a reader-friendly format. It is not a contractor report, appraisal, inspection, permit verification, or warranty document. Before using specific claims in marketing, verify permits, exact product/manufacture names, dimensions, dates, and whether improvements qualify as permitted living area or other permitted structures.