

HOME IMPROVEMENTS & RENOVATION SUMMARY

(“Information provided by the seller and has not been verified by the Bald Brothers Team”)

Total Home Improvement Investment: Approximately \$250,000

This home has been extensively maintained, remodeled, and upgraded over the years. Major improvements have been made to the exterior, backyard, first floor, kitchen, living areas, second floor, primary suite, bathrooms, flooring, staircase, lighting, and roof.

MAJOR RENOVATION TIMELINE

- 2011 – Major Whole-House Remodeling
 - 2014 – Major Exterior Renovation
 - 2017 – Additional Interior & Garage Remodeling
 - 2018 – Major Second-Floor & Staircase Renovation
 - 2020 – Major Backyard Renovation
 - 2022 – Complete First-Floor Renovation
 - 2026 – Complete Roof Replacement – Approximately \$45,000
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1. EXTERIOR & PROPERTY FEATURES

Major Exterior Renovation – 2014

A substantial exterior renovation was completed in 2014.

Documented final cost: \$42,970

The original proposal was \$39,500, with approximately \$3,470 in additional work.

Major improvements included:

- Exterior siding replacement and upgrades
- Exterior wood trim and beam work

- New insulation in applicable areas
- Moisture/weather barrier installation
- Extensive stone and brickwork
- Stonework around the front entrance
- Exterior wall and column improvements
- Entrance paving and hardscape improvements
- Boundary/retaining wall improvements
- Custom masonry work
- Exterior painting and finishing
- Covered entrance/patio architectural improvements
- Additional exterior structural and finish work

The extensive stone and brickwork gives the home a substantial, upgraded architectural appearance and adds long-term durability.

EV-Ready Garage: Features two Tesla charging stations, offering convenient at-home charging for multiple electric vehicles.

2. SECURITY SYSTEM

- **9 security cameras total**
- Cameras are positioned throughout both the **interior and exterior of the property**
- Provides broad security coverage throughout the home and surrounding property

3. IRRIGATION & LANDSCAPING

- **4-zone automatic irrigation system**
- Front yard, backyard, and landscaped areas are divided into separate watering zones
- Each zone can be controlled independently
- Established landscaping throughout the property
- Mature trees, shrubs, hedges, flowers, and garden areas

4. BACKYARD – MAJOR RENOVATION IN 2020

The backyard was extensively renovated in **2020** to create a private, functional outdoor living and entertaining area.

Hardscape & Outdoor Living

- Large concrete patio areas
- Extensive backyard walkways
- Upgraded outdoor flooring and hardscape
- Custom raised brick planter and retaining walls
- Large usable outdoor entertaining areas
- Covered outdoor patio area
- Dedicated areas for outdoor dining and gatherings
- Backyard layout designed to combine landscaped areas with extensive low-maintenance hardscape

Landscaping & Privacy

- Mature privacy hedges
- Established trees and shrubs
- Flowering plants
- Landscaped garden beds
- Decorative garden pathways
- Raised landscaped areas with custom masonry borders
- Mature landscaping provides additional privacy and a peaceful garden setting

Outdoor Lighting

- Landscape lighting installed throughout the backyard
- Decorative pathway lighting
- Lighting provides both nighttime visibility and outdoor ambiance

Garden Arbor / Pergola

- Decorative garden arbor/pergola
- Integrated into the landscaped garden area

- Creates an attractive architectural focal point

Built-In Outdoor BBQ & Cooking Area

- **Built-in outdoor BBQ/grill station**
- Attached **side burner/stove**
- Custom stone/granite base
- Dedicated outdoor cooking area
- Designed for outdoor entertaining, family gatherings, and dining

Decorative Water Feature

- Decorative outdoor **water fountain**
 - Integrated into the backyard landscaping
 - Custom brick pedestal
 - Coordinated with the surrounding brick and masonry work
 - Creates a relaxing garden atmosphere
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5. FIRST FLOOR – COMPLETELY RENOVATED IN 2022

The **entire first floor** was **extensively renovated and upgraded in 2022**, creating a bright, modern, and cohesive interior.

Flooring

- New wood flooring throughout the **entire first floor**
- Consistent flooring provides a seamless flow between living areas
- Updated contemporary finish

Lighting & Interior Finishes

- Recessed LED lighting throughout multiple areas
- Updated modern light fixtures
- Crown molding and upgraded trim in select areas
- Updated switches and electrical features
- Dimmer switches in select locations
- Smart thermostat

- Modern interior finishes throughout
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6. KITCHEN – FULLY REMODELED IN 2022

The kitchen was completely redesigned and remodeled as part of the 2022 first-floor renovation.

Custom Cabinetry

- Custom **white Shaker-style cabinetry**
- Modern black hardware
- **Soft-close cabinets and drawers throughout**
- Extensive cabinet and drawer storage
- Tall cabinetry for additional vertical storage
- Glass-front upper cabinetry in select areas

Specialty Storage Systems

- Built-in **pull-out cabinet shelves**
- Pull-out storage for easier access to cookware, dishes, pantry items, and appliances
- **Corner pull-out shelving system**
- Designed to maximize normally difficult-to-access corner cabinet space
- Efficient storage incorporated throughout the kitchen

Porcelain Countertops & Backsplash

- Large **porcelain countertops**
- Contemporary marble-look finish
- Matching **full-height porcelain backsplash**
- Porcelain extends vertically behind the cooking area
- Creates a seamless, high-end appearance
- Large matching kitchen island

Waterfall Island

- Large central kitchen island
- **Waterfall-style porcelain finish**
- Porcelain continues down the sides of the island
- Generous food-preparation space

- Additional serving area
- Seating space
- Functions as a central gathering area for the kitchen and family room

Sink & Faucets

- Large stainless-steel undermount sink
- Modern **touchless kitchen faucet**
- Hands-free operation
- Separate **filtered drinking-water faucet**

Professional-Style Cooking Area

- **Fulgor Milano professional-style gas range**
- Multiple gas burners
- Large stainless-steel oven
- Professional-style cooking setup
- Large stainless-steel **professional range hood**
- Dedicated ventilation above the cooking area

Kitchen Lighting

- Recessed ceiling lighting
- **Built-in under-cabinet LED lighting**
- Bright functional illumination across countertop work areas
- Lighting highlights the full-height porcelain backsplash and cabinetry

7. CUSTOM FIRST-FLOOR CAFÉ / COFFEE BAR

A separate café/coffee bar area was created on the first floor.

- Custom built-in **café / coffee bar**
- White cabinetry coordinating with the kitchen
- Modern black hardware
- Large beverage-preparation countertop
- Built-in sink
- Subway-style tile backsplash

- Decorative wood accent wall
 - Recessed lighting
 - Built-in cabinet storage
 - Separate beverage and coffee preparation area away from the main kitchen
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8. WALK-IN PANTRY & ADDITIONAL STORAGE

- Separate walk-in pantry/storage area adjacent to the kitchen/café area
 - Extensive shelving
 - Space for an **additional refrigerator**
 - Storage for food, household supplies, small appliances, and entertaining items
 - Provides significant overflow storage beyond the kitchen cabinetry
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9. FIRST-FLOOR LIVING & ENTERTAINMENT AREA

Custom Media / Fireplace Wall

- Custom-designed entertainment wall
- Large-format **marble-look tile**
- Modern **linear fireplace**
- Integrated media/television area
- Custom recessed display niches
- Recessed accent lighting
- Contemporary architectural design
- Creates a dramatic focal point in the main living area

Additional Fireplace Improvements

- Updated fireplace surround
- Large-format marble-look tile
- Contemporary black fireplace frame

- Coordinated with the modern interior finishes
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10. STAIRCASE

The staircase was extensively upgraded as part of the upper-floor renovation.

- Existing carpet removed
 - **Solid Acacia hardwood installed on stair treads**
 - Approximately 14 stair steps upgraded
 - Stair risers finished in white
 - New balusters
 - New handrails
 - Updated wood-and-metal railing design
 - New transition molding
 - Large statement light fixture/chandelier in the stairwell
 - High stairwell ceiling adds openness and architectural interest
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11. SECOND FLOOR – MAJOR RENOVATION IN 2018

The entire second floor was extensively upgraded in 2018.

Acacia Hardwood Flooring

- **Beautiful solid Acacia hardwood flooring throughout the entire second floor**
- Approximately **1,217 sq. ft.** of new solid wood flooring documented in the construction records
- Existing carpet and carpet padding removed
- Nail strips, staples, and debris removed
- Subfloor inspected and reinforced where necessary
- New nail-down solid wood flooring installed
- New baseboards installed

Acacia hardwood features distinctive natural grain patterns and rich color variations, adding warmth and character throughout the upper level.

Lighting & Interior Finishes

- Updated recessed lighting
- Updated light fixtures
- Dimmer-controlled lighting in select areas
- High/vaulted ceilings in select rooms
- Updated trim and interior finishes
- Smart thermostat for upstairs climate control

Documented 2018 Flooring/Staircase Contract

Approximately \$16,875

12. SECOND-FLOOR HALLWAY STORAGE

- Custom **built-in hallway cabinetry**
 - Long run of cabinets providing substantial concealed storage
 - Multiple cabinet doors
 - Useful for linens, household supplies, and miscellaneous storage
 - Decorative stone/marble-look accent wall above the cabinetry
 - Coordinates beautifully with the Acacia hardwood flooring
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13. SECOND-FLOOR PRIMARY SUITE

The spacious second-floor primary suite was designed as a private retreat with its own fireplace, remodeled bathroom, and private balcony.

Primary Bedroom

- Spacious primary bedroom
- **Acacia hardwood flooring**
- High/vaulted ceiling
- Recessed lighting

- Generous space for large bedroom furniture and a sitting area

Primary Suite Fireplace

- Private fireplace within the primary suite
- **Floor-to-ceiling marble-look tile surround**
- Contemporary black fireplace frame
- Coordinating **black marble-look tile hearth**
- Crown molding
- Recessed lighting
- Fireplace creates a dramatic focal point and adds warmth to the primary bedroom

Private Balcony

- **Private second-floor balcony directly accessible from the primary suite**
 - Generous outdoor space
 - Room for outdoor seating
 - Elevated views of mature trees and the surrounding neighborhood
 - Provides private outdoor living space directly connected to the primary bedroom
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14. PRIMARY BATHROOM – EXTENSIVELY REMODELED

The primary bathroom was upgraded to create a spacious, spa-like en-suite retreat.

Vanity & Storage

- Large vanity
- Extensive countertop space
- Multiple cabinet doors and drawers
- White cabinetry
- Black stone countertop
- Large framed vanity mirror
- Additional **floor-to-ceiling built-in storage cabinet**
- Generous storage for towels, linens, toiletries, and personal items

Wall & Floor Finishes

- Large-format **marble-look wall tile**
- Coordinated wall finishes throughout the bathroom
- Contrasting **black marble-look tile flooring**
- Contemporary black-and-white design

Jetted Soaking Tub

- Separate **jetted soaking tub**
- Multiple built-in jets
- Separate from the shower
- Creates a relaxing spa-style bathing area

Glass-Enclosed Walk-In Shower

- Large separate walk-in shower
- Glass enclosure
- Large-format marble-look wall tile
- **Rain shower head**
- Separate **handheld shower**
- Built-in shower bench
- Recessed shower niche
- Decorative shower floor tile
- Updated modern fixtures

Bidet

- **Electronic bidet toilet seat**
- Electronic controls
- Integrated lighting
- Adds convenience and comfort to the primary bathroom

15. ADDITIONAL SECOND-FLOOR BATHROOM UPGRADES

- Updated bathroom cabinetry
- Generous drawer and cabinet storage
- Updated countertops
- Tile shower surrounds

- Glass shower enclosure
 - Handheld shower head
 - Decorative tile accents
 - Updated plumbing and bathroom fixtures
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16. 2017 ADDITIONAL REMODELING & GARAGE WORK

Construction documentation indicates additional remodeling and garage work in 2017.

Documented Contract / Change Orders

Approximately **\$49,140** after documented changes.

Garage Improvements

- Existing built-in garage cabinetry removed
- Water-damaged drywall discovered behind cabinetry and ceiling areas
- Damaged drywall removed
- New drywall installed
- Drywall seams patched and finished
- Areas repainted and refinished
- Garage restoration and improvement work completed

Additional Interior Work

- Interior remodeling
 - Cabinet work
 - Finish work
 - Additional repairs and improvements
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17. WROUGHT-IRON SIDE GATE

- Custom **wrought-iron side gate**
- Fabricated specifically for the property

- Metal posts and frame
- Decorative metal pickets
- Painted finish
- Professionally installed

Documented cost: Approximately \$570

18. ROOF – COMPLETELY REPLACED IN 2026

One of the home's most recent and significant improvements:

- **Entire roof completely replaced in 2026**
 - **Approximately \$45,000 invested**
 - Complete roof replacement rather than a minor cosmetic repair
 - Represents a major recent investment in the property
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19. SMART HOME & CONVENIENCE FEATURES

- **9 interior and exterior security cameras**
 - Smart thermostats
 - Recessed LED lighting throughout multiple areas
 - Dimmer switches in select rooms
 - Built-in under-cabinet kitchen lighting
 - Touchless kitchen faucet
 - Separate filtered drinking-water faucet
 - Automatic **4-zone irrigation system**
 - Backyard landscape lighting
 - Soft-close kitchen cabinets and drawers
 - Specialty pull-out kitchen storage systems
 - Electronic bidet in the primary bathroom
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20.HVAC System Upgrade – Two Separate 4-Ton Systems

Around 2014, the home's original single 5-ton HVAC system, which served both the first and second floors, was upgraded to **two separate 4-ton HVAC systems**. The first and second floors now each have their own dedicated 4-ton system, allowing for **independent climate control on each level**.

21. DOCUMENTED RENOVATION HISTORY

Year	Major Improvement
2011	Major whole-house remodeling, including kitchen, bathrooms, flooring, painting, and related improvements
2014	Major exterior renovation – \$42,970 documented final cost
2017	Additional remodeling and garage work – approximately \$49,140 documented contract/change-order amount

2018	Major second-floor, Acacia hardwood flooring and staircase renovation – approximately \$16,875 documented contract
2020	Major backyard and outdoor-living renovation
2022	Complete first-floor renovation, including kitchen, café, flooring, lighting, living areas, and custom finishes
2026	Complete roof replacement – approximately \$45,000

TOTAL HOME IMPROVEMENT INVESTMENT

Approximately \$250,000

The approximately **\$250,000 represents the overall home improvement investment**. Individual contracts, invoices, receipts, and payment records support many of the major projects listed above and should not be added again on top of the \$250,000 total where they represent payments toward the same project.

Overall, the property has been substantially improved over the years, from the exterior and professionally developed backyard to the fully renovated first floor, custom kitchen and café, solid Acacia hardwood second floor, upgraded staircase, primary suite, bathrooms, fireplaces, smart-home features, and the complete 2026 roof replacement.

