



**IMPROVEMENTS DURING HOMEOWNERSHIP 2020 – 2023:**  
**6585 OAKWOOD DRIVE, OAKLAND**

Item	Project Description	Total Cost	Date Completed	Vendor
Generator	Installed/added automatic full house gas Generac Generator	\$13,000	June 2021	Mark W. Schulkamp Electric Co.
AC + Furnace	Installed 2 new furnaces + added full house central AC (2 units) with all new ducts	\$25,000	September 2021	Harry Clark Heating + Plumbing
Front yard creation	Built a front yard - added several cement retaining walls, grass area, upper and lower deck, landscaping, stairs, irrigation system, lighting etc.	\$120,000	March 2022	Ferdinand Castillo
Exit to front yard (door and stairs)	Added new interior cement stairs + exterior door to access new front yard	\$11,000	January 2023	Berni's Home Improvement
Garage door	Replaced garage door with a clear view modern garage door	\$10,500	October 2022	Gil's Garage Door Co
Awning	Added a 20 foot custom retractable automatic awning for back deck	\$12,000	November 2022	Acme Sunshade
Sewage tank + pump	Replaced sewage tank + pump	\$3,500	March 2022	Mr. Rooter Plumbing
Retaining wall	Replaced older lower retaining wall (changed from wood to cement)	\$3,000	September 2022	Westcoast Hardscape
Wood deck	Installed floating wood decking on back deck	\$2,000	November 2022	Ikea
Cement slabs	Installed cement poured Rat Slabs under home for preventative pest control	\$10,000	June 2022	Honest Rodent

**Pre-sale Preparations 2024:**

- Painted Full Interior
- Refinished Floors on 1st Floor, Main Level
- Painted Decking
- New Kitchen Faucet
- New Light Fixtures Throughout
- Landscaping in Front of House