

**Partial List of Improvements
5685 Keith Ave Oakland, CA 94618**

2022 Newly upgraded sprinkler system installed, new sod, new plantings, new mulching added, reinforced fence

Newly painted interior walls, rear exterior, detached structure interior

Oak floors refinished throughout living, dining, halls, stairwell, bedrooms

New kitchen cabinet handles

New light fixtures: 3 bedroom ceiling, living room ceiling, exterior motion

2018 New composition roof installed on home

2014 New Water Heater installed

2012 Exterior repainted

2009 New composition roof installed on garage/det structure

2006 New 125 amp main electrical circuit breaker panel installed, knob and tube wiring removed, *grounded wiring, GFCIs added. (* not 100%)

New dual pane windows in 3 upper floor bedrooms installed

Heat register boots asbestos covering removed. Some ducts remain.

Prior owner improvements

Anchor bolts added to foundation

Plywood shear panel bracing added to foundation wall framing

Partial copper plumbing pipes. Some remain galvanized steel.