



LIST OF UPGRADES



3111-3115 Harrison St, Oakland

Lower Unit (3111)

2024

- Added recessed lighting in living room
- Installed junction boxes for two pendant lights in kitchen
- Installed new light fixtures throughout
- Leveled floors and installed hardwood flooring in living room/kitchen
- Refinished flooring on stairs and bedrooms
- Installed new vent covers
- Full interior paint
- Painted garage door
- Installed bamboo garden fencing along side of house
- Installed plants and mulch along back fence

2022:

- Installed door frame
- Kitchen Refresh: installed new countertops, additional cabinets, kitchen faucet, and sink
- Installed tile flooring throughout including bathrooms
- Installed new garage door opener

2020:

- Remodeled master bedroom bathroom (new vanity, new toilet, new medicine cabinets)
- Replaced side of fence
- Installed new washer/dryer

2016:

- Kitchen remodel, created open concept kitchen, installed new tiles, new dishwasher, cabinets

2015:

- Bathroom Remodel (Tom Williams - \$8,475)
- Installed new garage door

Upper Unit (3115)

2024

- Interior paint
- Installed new toilet in upper unit

2023

- Installed washer
- Installed vent hood
- Installed fireplace doors

2022:

- Installed interior door knobs
- Changed hood filters
- Cleaned, sealed, inspected chimney
- Installed new countertops, sink and garbage disposal
- Redid electrical in upper unit (ceiling/hallway/tracking lighting for living room)
- Installed new refrigerator
- Installed 24 inch built in dishwasher

2020

- Replaced the stove

2014:

- Installed new water heater
- Installed new dryer

2012:

- Installed wall furnace.

Additional Property Upgrades:

2022:

- Full Exterior Painting (Arista Painting)

2020:

- Completed \$30,000 Seismic Retrofit (Quake Busters)



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