

# **Home Upgrades and Improvements Over the Years**

**8851 Jennrich Ave. Westminster, CA 92683**

## **Garage:**

\*Walls finished with insulation and drywall; New lighting; New garage door opener; Lightweight aluminum door; Storage cabinets; laundry area; area for extra refrigerator, and room for one compact car.

## **Outside/Front:**

- \* Raised foundation ( Flood zone)
- \*Large concrete driveway: room for 4 cars.
- \* Roof covered 4'x13' brick porch with brick planter with new plants.

## **Outside/Left side:**

\*Large concrete area(12'x46') behind 12 'rod iron and wood gate; room for RV/boat/standard parking; 18 'x11 'woodshed with storage shelving; above average height wood fencing left side and back.

## **Outside/Patio:**

\*Concrete patio area 16 'x37 '

## **Outside/Right side:**

\*Concrete area 26' x13' with a 9' x14' woodshed with storage shelves; 10' x 10' wood pergola/cover over jacuzzi with electrical hookup.

\*Block wall with privacy topper.

**Backyard:**

\*Nicely landscaped yard with grass lawn, planters, rocks, and palm trees.

\*10'x10' sitting /fire pit area made with engineered like wood material that is durable and maintenance free.

\* Automatic sprinkler system in front and back yards.

\*All exterior doors and windows have been replaced once.

\*Electrical panels have been upgraded and grounded.

**Inside:**

\*Totally upgraded once and in excellent condition.

\*All new doors, lighting; ceiling fans in all bedrooms. Acoustic ceilings removed, walls repaired; and sprayed with knock down texture.

\*Kitchen and Bathroom have been remodeled once, and closets have been redone with organizational shelving and poles.

\*Water heater has been relocated from kitchen to outdoor cabinet and is in good working order; Washing machine relocated from kitchen to garage.

\* All plumbing has been replaced with copper pipes including a new MAIN line from the meter.

\*New 2-sided wall heater/furnace installed.

\*Quiet Cool/Whole house fan system installed with 2 fans in the attic; Registers in the master bedroom and living room to bring in the cool ocean air at night.

\*Shutters/Blinds on all windows including 8ft slider in living room.

\*Wall going from entry to kitchen has been opened from 30 inches to 7 feet: pocket door removed; Wall going from living room to hallway has been opened from 30 inches to 4 feet.

\*Lighting in living room upgraded with 6- 6 inch can lights with dimmer switch.