



LIST OF UPGRADES

1040 DUTTON AVE

2024:

- Painted exterior and walk path (Zeus Painting)
- Painted interior
- Replaced all interior light fixtures
- Leveled lower level floors and installed luxury vinyl plank flooring
- Added 6 recessed lights in lower level bonus room
- Added two recessed lights in kitchen
- Replaced exterior sconce lighting (front/side/back).
- Replaced lights under deck and added string lights.
- Replaced post lights
- Replaced door to garage and installed new hardware
- Replaced hardware on exterior doors
- **Fireplace refresh:** Removed fireplace insert and painted interior of fireplace + mantel
- Switched out outlets, light switches, and cover plates
- **Back Deck Repairs:** Replaced plywood under deck boards and added three layers of waterproofing membrane, then painted wooden boards and railings.
- **Landscaping Upgrades:** Repaired sprinkler system in backyard, removed shrubs and planted plants and olive tree in front yard.

2023:

- Added Emporia EV Charger
- Added 2 REC 410 watt solar panels (total system size 6.5 kw)

2022:

- Replaced refrigerator and dishwasher

2021:

- Remodeled primary bedroom/ bathroom: Expanded bathroom, added bidet and additional closet space.
- Remodeled hall bath: installed new tile throughout, added shower, installed custom built vanity and cabinets
- Replaced interior galvanized water lines with copper

2020:

- Replaced water heater

2019:

- Added 17 LG 335 watt solar panels

2018:

- Added downstairs bedroom

2017:

- Seismic retrofit (living room, nook, dining room and kitchen raised foundation)
- Partial foundation replacement (east facing wall of house near garage and downstairs bedroom)
- Updated shared front yard fence with 1030 Dutton

2015:

- Replaced roof - rolled comp shingles



TALBOT TEAM

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