

# 2610 Newman St

## Improvements Per Seller

- 2015-2016 - Installed custom light fixtures and fans in most rooms and outside.
- 2016 - Installed phone operated automated exterior and interior light switches for selected switches only; includes a mock occupancy option for when the home is vacant.
- 2016-2020 - all kitchen appliances replaced.
- 2017 - Installed LowE windows & insulated doors throughout home.
- 2017 - Installed sliding door in the 1<sup>st</sup> floor bedroom leading to the patio.
- 2017 - All window treatments updated.
- 2017-2018 - Replaced 1<sup>st</sup> floor patio with a larger poured concrete one, and replaced the wood balcony on the 2<sup>nd</sup> floor with a stucco'ed balcony, added metal hand railing; reinsulated vulnerable portions of the exterior.
- 2018 - Installed smart thermostats and smart smoke detectors.
- 2019 - Installed ~1,100ft of Cat-6 cable throughout the house to allow uninterrupted 4K streaming to multiple TVs (including 3 wifi access points throughout the house to ensure high speed access from anywhere, including the back patio for wifi music streaming)
- 2019 - Installed fixed wired outdoor speakers and television on the 1<sup>st</sup> floor patio, linked to the wired network.
- 2019 - Installed a 6 camera 4K security camera system with email and phone notifications, one week storage for recordings and connection to the fixed security. Smart camera at garage can identify people and cars that visit regularly and notify homeowner, rather than just a motion notification.
- 2020 - Installed water relief drainage on all stucco overhangs.
- 2020 - Stucco color was changed with elastomeric paint to modernize the building.
- 2017, 2020, and 2021 - Professional improvements to the gardens including established plantings, underground automated watering systems, and full-shade grass.