

CASA BRET HARTE

CAPITAL IMPROVEMENTS & PROPERTY UPGRADES

OWNERSHIP CONTEXT

The longtime owner passed away and gifted the property to a private foundation supporting charitable work in Hayward. As a result, some older project dates are approximate or unavailable. A substantial portion of the recent improvement program was completed in late 2025 and early 2026.

CAPITAL IMPROVEMENT SUMMARY

YEAR	AREA	SCOPE	CONTRACTOR / PROVIDER
2022/23	Roofing	Full roof replacement	Rerevig Roofing
2025	Domestic Hot Water	Water heaters replaced	Mills Mechanical
2026	Common-Area Flooring	Common-area flooring replaced	Quality Floor Covering
2026	Laundry	Laundry machines upgraded; current vend pricing is \$2.50 per wash and \$1.50 per dry	
2026	Balcony Railings	Balcony railing improvements completed	Zermenos Iron Works
2026	Interior & Exterior Paint	Complete interior and exterior painting	AM/PM Painting
2026	Common-Area Lighting	Common-area lighting replaced	
2026	Unit Renovations	Vacant one-bedroom and two-bedroom units updated with new carpet, paint, appliances, countertops, and fixtures	

BUILDING SYSTEMS & OPERATIONAL CONTINUITY

ELEVATOR COMPLIANCE

The elevator is maintained as needed and is represented as current on its permit, applicable tests, and operating requirements.

ON-SITE MANAGEMENT

The longtime on-site manager is knowledgeable about the property and its residents and provides valuable operational continuity.

Note: Dates and contractor information are based on available owner records and recollection; purchasers should verify scope, completion dates, permits, warranties, and vendor information during due diligence.