

IMPROVEMENTS

516 Butterfield Place, Moraga

2010:

- New duct work
- Housewife asbestos removal
- Energy efficiency audit + remediation: insulated floors, walls, attic, weather stripped doors and such
- Hardwood floors (front of house), tile in kitchens and bathrooms
- New paint interior/exterior
- French drain along backside perimeter of house, underneath current concrete pad (links to more comprehensive French drain system put in the following year)
- Moisture barrier underneath the house
- New toilets
- Finished garage with wood paneling underneath the drywall - really good for screwing things into it. Bottom 3' is purple board (moisture resistant). Also epoxied the floor.
- Ivy removal. So... much... ivy...
- LED lights installed at top of beams in living/dining rooms
- Can lights installed in primary bedroom + kitchen
- Velux solar tube chandelier installed in front hallway (hanging apparatus can be pulled to change height)
- New glass front door

2012:

- **Fencing:** New redwood property line fences bordering 494 and 520 Butterfield
- **Drainage:** New concrete retaining wall + drainage: French drains run along the upper perimeter of the wall across the entire back of the property, as well as at the base of the wall, then make a right angle on both sides and run alongside the property to drainage pipes at the curb (you'll see them on each side of the driveway). Zero drainage issues, even with the crazy storms last year! Under the house was bone dry.
- Velux skylights installed in living/dining rooms

2014:

- New concrete pad alongside back of the house
- Landscaping (border)
- Alaskan cedar hot tub installation with redwood deck. Hot tub from Roberts hot tubs in Berkeley;
- installation and service by Sullivan Waterworks - his number is on the ionizer at the equipment station.

2015:

- Redwood garden beds installed on terracing. Stairs into hill and upper viewing terrace built. Got rid of juniper and ivy in front yard.

2019:

- GOALZERO electrical panel bypass installed. 4 circuits are powered by a GOALZERO Yeti (3000 or above) in the event of a power outage: kitchen appliances and lights, internet (front wall of living room), back bedroom + office.

2020:

- Redwood property line fence built with 486 Butterfield
- A/C installed
- Chicken coop and enclosure built on viewing terrace. Goblin-proof coop from Roost & Root.

2022:

- Hardwood floors installed at back of house
- New kitchen: cabinets, appliances, Fireclay tile backsplash, lighting
- Outdoor kitchen update (new sink, hot/cold water)
- Automated Irrigation for beds and hillside installed. Manual irrigation for driveway side of front yard installed (drip lines). No irrigation on other side of front yard; drought-tolerant landscaping requires only occasional hose watering.
- Painted all ceilings at back of house

2023:

- Drought-tolerant landscaping on driveway side replaced front yard tomato garden. That's a full-sun area, so if you want giant heirlooms, that's the spot.
- Painted entire interior of house - all room walls, doors, closets
- Master bath remodel: new vanity, new tile in shower room, glazed shower
- Guest bath: glazed tub/tile, swapped retro sink in