

IMPROVEMENTS

4209 Maple Avenue, Oakland

2023 – Asphalt in front of the house

2023 – Worked together with neighbors to route the drainpipe from their new French drain at the edge of our properties. We tied-in one roof drain to keep water way from the house and garage

2023 – Installed steps above the play structure for hillside maintenance. Planted drought tolerant plants, and install temporary drip irrigation as the plants are setting roots.

2022 – Replaced the upstairs skylight with new acrylic panes

2022 – Started superfast 10 Gigabits Sonic fiber internet service. Equipment is easily accessible in the crawlspace, and we have ethernet cable to the upstairs attic, allowing full WiFi coverage when installing multiple access points.

2022 - Upgraded roof flashing between the downstairs roof and the wall above it.

2022 - Installed a new solar powered quiet attic fan

2022 – Installed custom solid Macawood fireplace mantle

2022 – Installed Bali-blinds in the living and dining room

2021 – Remodeled the downstairs bathroom. We used materials in the shower that are steam-compatible (kerdi-board) on all walls and ceiling, and installed a steam pipe, allowing the next owner to install a steam generator. There is a heated towel rack and quiet extractor fan integrated with the lighting. Installed Toto toilet with Washlet automatic and heated seat.

2020 – Most recent chimney sweep

2020 – Created the play structure in backyard as a Covid project ;)

2018 – House exterior re-painted

2018 - Garage door replacement with WiFi door opener

2017 - Major garden landscaping, including walls, fencing around the back yard, back patio, and irrigation. Installed Rachio smart irrigation controller.

2017 – Termite treatment around the perimeter of the whole house

2013 - Floor furnace replacement

2013 – Crawlspace under-floor insulation, and attic insulation.

IMPROVEMENTS, continued...

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2013 – Full sewer lateral replacement

2012 - Downstairs windows and sliding door replaced with modern double pane windows

2012 - Kitchen remodel including removing pony wall to dining room. The cabinets are solid cherry, we used Cambria quartz countertops, and natural Marmoleum flooring. Iron water pipes were replaced with copper.

2011 – Replaced all roofing. This includes the garage, downstairs, and upstairs roof. A white heat-reflective coating was applied on the upstairs roof.

2011 - Replace wooden stairs at front door

2011 – New door to the water heater closet

2011 – New fencing and gate at the front of the house

2011 – Replaced the upstairs eaves

2010 – Installed high-efficiency wood-burning stove insert of Danish Morso brand. An inner liner was installed in the chimney.

2010 - Downstairs electrical upgrades. A new electrical panel was installed and knob-and-tube wiring was replaced with Romex.

2010 - Seismic retrofitting in the crawl-space. The frame has been connected to the foundation using brackets and bolts, and the sub-space has been braced with shear-wall.