

List of Improvements

We loved this house and built on the improvement made by the previous owner, an architect, and his family. We want it to last another 108 years.

2007/8

Replaced majority of foundation and installed seismic upgrades working with licensed structural engineer Dan Szumski and licensed concrete contractor Duval Construction.

Replaced roof with “Timberline Prestique” 30-year asphalt shingles

Refinished all downstairs wood floors and sealed with 3 coats of low VOC water-based polyurethane

Installed new floors in upstairs with FSC (Forest Stewardship Council) certified wood supplied by Flooring Alternatives, installed by NorCal Flooring.

Braced the existing brick chimney

Made major electrical repairs and installed professionally designed lighting plan on the ground floor working with licensed electricians SESCO Electric

2008

Replaced rear porch with custom design including Ipe walking surface, new redwood railings and trellis. Built by Keene Builders, Inc.

Built Ipe wood fence at Fulton and Stuart streets with new garbage/recycle corral, Keene Builders, Inc.

Created new entry path and courtyard with professionally installed basalt stone pavers

Created brick patterned parking strips with irrigated planting beds. We used reclaimed bricks given to us by our neighbors

Created new landscape plan installed by professional landscaper. At least 50% of currently existing plants are California and West Coast native species. All plants not in pots are on drip irrigation on a two-zone electronic, programmable controller. Plants were refreshed and irrigation updated in 2021/2.

Replaced siding on shed with new cedar shingles.

2021

Replaced front porch including all new foundation and seismic upgrades. New waterproofing and drainage, new tile, new cedar wood siding. All work by Keene Builders, Inc. New custom mahogany door and sidelights, new high efficacy lighting on daylight sensors.

Installed Bay Alarm security system with owned components.

2022

Remodeled kitchen using existing locations: All new low VOC flooring and cabinetry, new quartz counter tops and Cle Tile. New Bertazzoni stove and vent hood, Fisher-Paykel fridge and Blanco sink. Bosch dishwasher. New light fixtures and Rejuvenation cabinetry hardware.

Remodeled both bathrooms using existing locations:

In downstairs bath we retained heated marble floors and vintage custom stained-glass panels at garden window. Frameless shower glass by Schicker Shower Glass. New cabinetry, fixtures, tile, mirrors and lighting. Upstairs bath has new flooring and tiled shower surround. The new vanity cabinet, counter top and sinks are by Room and Board. All low flow faucets & plumbing fixtures and lighting are new.

Replaced all lighting fixtures, smoke alarms and CO2 detectors.

New Marvin French Patio Doors professionally installed at shed