

## LIST OF UPGRADES

# 6021 Valley View Road, Oakland

Bought the cottage in 1992.

It is a 1924 cottage on the original footprint but 100% upgraded.

Stairway replaced in 2006. Rubble retaining wall replaced with 2"x8" pressure treated wood retaining wall, 4"x4" pressure treated posts, placed geogrid drainage fabric and 3" feet of gravel and fabric over french drain. In 20017 replaced wood steps with Trex steps, and redwood handrails and risers. Added solar stairway lights.

Added foam roof which provides insulation, warmer in winter, cooler in summer, fire retardant and earthquake proof. With regular maintenance it will last indefinitely. Added 100% full length metal gutters 1 year old.

- Front foundation replaced. Added shear wall and a bolted foundation during earthquake retrofit.
- 100% copper plumbing all the way from water access line at street level, uphill and throughout house.
- Sewer lateral replaced December 2015.
- Knob-and-tube wiring 100% replaced with 12 AWG grounded wire, all outlets and receptacles are GFI.
- Updated, replaced and increased size of breaker box in 2016. All work filed with Oakland City permit and inspected by PGE.
- Additional floor piers and foundation beams added with Simpson Strong during earthquake retrofit.
- Rear retaining wall (Oakland City permit) replaced defective stacked rubble wall (rubble now stacked at rear property line).
- French drains added behind rear retaining wall, in front of rear retaining wall, under house foundation, along landscape retaining walls and along stairway.
- Interior ceiling replaced with vaulted "coffin" ceiling and enlarged main beam and reinforced rafters.
- Bathroom 100% replaced, added large tub and opening skylight. Designer vanity added.
- Kitchen 100% replaced, granite floor tiles, granite counter tops, added gas line and gas stove, large refrigerator, dishwasher, garbage disposal and washer and dryer. All premium appliances.
- Fireplace insert added with fireproof chimney liner.
- Front of house retaining walls and street level retaining walls added with french drains.
- Front landscape designed with drip irrigation, french drains and two step stacked moss rock walls.
- New tile porch.
- New lighting fixtures throughout.
- Passed 2017 fire inspection. Removed three Monterey pine trees to remove potential liability.
- Garden day room existed at original purchase but does not have a permit. I removed electrical which was strung through trees.