

LIST OF UPGRADES

649 61st Street, Oakland

2005

- Energy Star Takagi T3 Tankless hot water heater installed
- New electrical covers and receptacles added throughout/ repaired
- Energy Star Central Heating Installed
- Electric wall heaters and gas fireplace heaters decommissioned
- Pest inspection and wood boring beetle treatment
- Debris removal from crawlspace, sub-basement and yard
- Drought tolerant foliage added in front yard
- Soil amendment and grass installation in backyard
- Replaced Sump Pump
- 50% Windows replaced w/ Marvin double paned energy efficient windows

2013

- Follow up pest inspection and wood boring beetle treatment
- Engineered Hardwood Flooring in the Kitchen
- Garbage disposal line added and install of Insinkerator
- New Lines run for dishwasher and Miele Dishwasher install
- Cold water line run for new Kenmore stainless steel refrigerator
- Interior Paint, added baseboard trim throughout
- Remaining Double Paned Windows for whole house
- Nelson light fixtures installed throughout interior
- Solid Quaker interior Doors and hardware throughout
- New washer and dryer

2016

- 1/2" Flex copper Supply line from street to home with shutoff added
- Exterior House Paint
- Exterior wood siding applied at back bedroom
- Skylight, flashing and roofing added in mudroom
- Planter box added
- Hobbit House constructed in backyard

2017

- Solid Exterior Entrance Doors with glass panes added
- Front Sidewalk replaced

2018

- Sewer Lateral repair
- High-end stainless steel Wolf Oven added

2019

- New toilets, vanities, sinks, plumbing, trim, paint in bathrooms
- Installed Chicken coop and Run
- New Planter Boxes
- Cherry, Pear, Avocado, Pomegranate, Mango, Fig, and Banana trees added.
- 3 Beehives commissioned

2020

- Expanded backyard with IPE solid wood new side fences and locks