Home improvements/remodel information:

2023 – permitted repairs:

1. New roof on house/patio with **40-yr** **transferrable warranty**. Eaves over washroom replaced by roofing company – home stripped to rafters and new plywood/materials added (old shake roof removed)

2010 – fully permitted renovation including the following:

1. Removed lathe/plaster walls, added R19 insulation in walls and fire break pieces between studs, new 5/8” drywall throughout home, reinforced ceiling joists to support a/c, ceiling fans/lighting/vents, etc.
2. Removed knob/tube wiring, replaced and added modern plugs throughout (original plan had one plug per room); GFI plugs in wet areas, breaker box has 200-amp service
3. Replaced floor heater with central heat/air conditioning system
4. Removed galvanized water pipes and replaced with copper pipes, new water heater, heater straps, new sinks/faucets, water lines, etc.
5. Removed and replaced all windows with Low-E-2/high efficiency windows; consulted with Riverside Historical Society regarding replacing windows and followed guidelines to keep original size and positioning on street-visible windows, received recommendation and approval regarding bathroom window and updated size/position so that it isn’t positioned in shower
6. Replaced original water line from street with copper, added emergency ball valve cut-off at house
7. Added ceiling lighting & ceiling fans with remote controls, including proper ceiling fan boxes/joist support
8. Added blown-in attic insulation (home had ZERO insulation)
9. Sewer cleanout for laundry room added
10. New sewer pipe from washer to main house sewer line with air break
11. Removed and replaced rusty/damaged sinks in bathroom and kitchen
12. Full remodel of kitchen; all cabinets replaced and more added, new counters, subway tile backsplash, kitchen is disposer-ready with plug under sink

Other improvements:

1. New exterior paint on house and outbuildings March/April 2023
2. New dishwasher March 2023
3. New roof on garage 2017; added plywood and insulation in garage
4. Carport posts all replaced 2015-2016; added cement bases/supports
5. Exterior GFI electrical plugs/lighting added around perimeter of house; exterior ceiling fans on back porch 2015-2017
6. French drain and sump system added around garage/side yard 2015-2016
7. Irrigation system added for front yard planter beds
8. Crawlspace vent covers rebuilt/rescreened 2017
9. 6’ wood fencing added around entire back yard, added entry gates off carport and side yard; privacy fencing added to front yard 2006
10. Under-sink R/O system added 2015
11. Removed original floor-heater grate and replaced with vintage oak slats to match original floors
12. Remodeled linen closet; added vented doors (it had no doors), added adjustable shelving
13. 12x14’ garden shed with cement floors/dutch doors, power, windows, lawnmower shed added 2017
14. Removed outdated high-volume toilet with low-volume toilet 2010
15. Locking mailbox/cemented-in post added 2007
16. Wood floors refinished 2010
17. Cleanout for main house sewer line 2010
18. New smoke detector/CO2 detectors April 2023
19. Wood railing on front porch replaced with metal railing 2016
20. Security screen added 2014 (front door)
21. Dog-washing station with drain in back yard 2015
22. Queen palm and oak tree trimmed March 2023