

1132-1134 S Crescent Heights Blvd/Property Improvements

2024

- New Tankless water heater installed for unit 1134

2022

- Patch, repair, paint exterior of house and garage (side facing yard)
- Replace wood fence and gate (north side of house)
- Repair brick wall along front garden
- Replace garden paving stones

2021

- Seal concrete on front walkways and stairs

2020

- New vents for air conditioners (both units)
- New garage door and motor (garage facing alley)
- Extensive repairs to foundation (south side of house); replace downstairs window with a side door and landing with steps to yard
- Hardwood floors (2 rooms) refinished (1132)

2019

- New central air installation (both units)
- New roof for house with 25-year warranty

2018

- New garbage disposal (1132)

2017

- New furnaces for both units
- French doors for garage and additional construction
- New screens for both units
- New electric throughout/1132
- Sconce for living room 1132
- Sand and paint window exterior sills (both units)

2016

- Decomposed granite walk installed

2015

- Replaced onsite sewer connection

2014

- Replaced horizontal sewer lines from existing TEES next to clean-out to the back of the house
- Front lawn replaced with drought-tolerant plants

2013

- Garage electrical rewired

2012

- New plumbing for bathrooms and kitchens (both units). Shower pans replaced in both units. Shower in lower unit completely reconstructed. (Mission Tile West).
- New toilets, vanities, and flooring for ½ baths in both units.
- Installation of tankless hot water heater (1134)
- Updated electrical panels for both units.
- Kitchen cabinets resurfaced (1134).

2011

- Awnings for patio

2010

- Tankless hot water heater (1132)

2003 and 2004

- Went through HPOZ to identify casement window design specific to the 1930s Spanish Colonial Revivals built in neighborhood. New windows installed in both units (all rooms except bathrooms and laundry).
- New garage roof