

## LIST OF UPGRADES

# 15 Glorietta Court, Orinda

### 1985

- Exterior wall insulation by Alternate Energy Systems
- Slate floor installed in Family Room
- Crown molding installed in Living and Dining Rooms

### 1991

- Complete remodel of bathrooms and kitchen - electrical and plumbing updates to code
- Replacement of original Orangeburg sewer line
- Sewer clean outs added by bathrooms

### 2000-2001

- Complete family room remodel including rebuilt roof and ceiling, new Pella double-paned windows and double exterior doors, new Velux skylights with roller shades, new electrical wiring and outlets, new recessed lighting
- Built custom bookcases in Living Room
- Added double-glazed sound-proofing doors between Living Room and Family Room
- Replaced dining room windows with double-paned Pella windows; maintained original look of curved plaster around windows
- New insulated Pella front door installed
- Double-paned windows installed in garage
- New electrical outlets installed in garage
- Put up sheetrock in garage
- New garage door installed

### 2002

- Metal sides gates installed in garden

### 2003

- Exterior hardscape and landscaping by Arterra Landscape Architects, SF
- Completely new drainage system installed (plans available at property)
- Built new retaining wall
- Built new patio, stairs, and walkways
- Built front fencing and gates
- Installed rockery
- Built custom waterfall fountain

### 2005

- Roof replaced by Dynasty Roofing, Inc. with Elk Prestige Plus High Definition (50 Year Warranty)
- New furnace and water heater installed by Stewart Heating and Air

### 2006

- Sub structural strengthening by Earthquake Safety Inc., with crawl-space installation of angle irons, struts, mud sill bolts, and plywood panels

### 2007

- Utility room created from two smaller rooms
- All new wiring and plumbing, removed old fuse panel
- New exterior door added with Phantom Screen
- New Thomasville white foil storage cabinets added

- New Nafco Permastone flooring installed
- New double pane Pella windows dining room, master, and second bedroom
- New shower enclosure in Master Bathroom by Schicker Luxury Shower Doors, Inc.
- New pocket door installed in Master Bathroom to replace standard door
- New crown molding added to hallway, bedrooms, and bathrooms

#### 2008

- Eagle Shield Radiant Barrier Reflective Insulation installed throughout attic space
- Asbestos abatement completed by A.W. Stephens, Inc.
- Replacement of all HVAC ductwork by Comerford's

#### 2010

- Complete kitchen remodel by McKinney & Peck
- All new electrical and plumbing to code
- Custom Heath tile backsplash
- Locally built custom kitchen cabinetry to match original style of house
- Installed new Marvin double-hung window
- Two Velux sun tunnels installed in kitchen
- Installed new custom pocket doors with reeded glass
- New copper pipe to water heater
- New LED pendant lights, canister, and under-cabinet lights installed
- Installed Silestone countertops
- Installed water purification system with line to ice maker
- Installed earthquake gas shut off valve at gas meter

#### 2011

- Installed alarm system by Safe and Sound Security

#### 2014

- Installed new washer and dryer

#### 2015

- Crawlspace vapor barrier installed

#### 2016

- Restored and refinished hardwood floors throughout

#### 2017

- Replaced backyard fencing by A&J Fencing

#### 2018

- Refreshed back garden rockery and replaced of drought-tolerant perennial plants by Garden Lights Landscaping
- Installed new dishwasher

#### 2019

- Exterior of house fully repainted
- Interior of house fully repainted
- Bathrooms remodeled by Kastaman Construction with new tub, sinks, toilet, medicine cabinets, tile
- Master Bathroom shower enclosure refurbished by Schicker Shower Doors
- Refurbished slate floor in family room
- Slurry-sealed driveway