

5006 Crystal Ridge Court, Oakland

INTERIOR:

- Replaced furnace.
- Replaced tub and built a walk-in shower and replaced toilet in upstairs hall bathroom.
- Replaced bathtub with a spa tub and replaced toilet (twice) in primary bathroom.
- Installed grab bars for safety in downstairs bathroom.
- Replaced toilet in downstairs bathroom.
- Installed new refrigerator.
- Replaced windows and sliders throughout with double-pane windows.
- Installed whole-house water filter in the garage at main water entry.
- Installed fan in attic crawl space.
- Installed light in upstairs storage/attic room.
- Installed overhead light above kitchen sink.
- Installed sliding shelves in kitchen cabinets.
- Installed new washer and dryer.
- Installed light in front entry closet.
- Installed sliding shelves in front entry closet for additional storage.
- Replaced garage door opener for double door.
- Installed light above double garage to light driveway.
- Installed light at side of house to light lower patio.
- Installed storage rack, two tool racks and sink in garage.
- Upgraded electrical panel from 100 to 200 capacity.
- Installed central air conditioning.

EXTERIOR:

- Removed dead trees on Campus Drive and planted 6 Italian Cypress trees.
- Replaced 50% of exterior siding panels with plywood and Hardie Board (fiber cement) siding.
- Paved East side exterior walkway.
- Replaced wooden neighbor fence on East side.
- Replaced wooden gate and post on East side of house.
- Replaced dirt on East side of front driveway with river rocks, pebbles, and large pots.
- Rat-proofed crawl space under house with plastic covering.
- Tiered hillside and installed retaining walls and landscaping in back yard.
- Installed drip irrigation system in back yard.
- Replaced redwood planks for garden box.
- Removed and replaced upper wooden deck and steps with concrete patio.
- Removed North side Campus Drive gate and installed new gate on the East side.
- Installed pergola and stepping stones and planted wisteria in back yard.
- Replaced patio and wooden fence divider in West side yard.
- Replaced wooden neighbor fence on West side.
- Planted fig and dwarf apple trees in West side yard.
- Installed drainage system and sump pump at the back of the house that empties to storm sewer at street.
- Installed 10 solar panels.
- Installed two additional vents at East side of foundation.
- Repaired and replaced, primed and painted metal fence sections and wooden posts at front and West side of property.