

290 Alameda De La Loma – Novato

Detailed list of Improvements and Upgrades

PAINTING

1. Exterior of both buildings and wrought iron was done in 2005
2. Interior walls were smoothed and painted in both buildings and in garage 2007
3. Rear patio was stained in 2008

EXTERIORS

1. New roofs (40 year) and new roof vents in 2007
2. Deteriorated wood on eaves, posts, end posts, and outside doors replaced in 2007.
3. New gutters 2008
4. New Driveway which was also widened in 1996

INTERIOR TERMITE DAMAGE AND DRY ROT (2007)

(Drawings of work to be done were submitted to the County and all work was inspected before things were closed back up)

1. Front bedroom wood joists, floor frames, part of mud sills and some sheet rock were replaced. Part of the oak flooring was replaced with plywood sheeting.
2. In the other two bedrooms part of the flooring and a very small section of the sheet rock was replaced.
3. Leading Edge termite control came after the work was done and treated all necessary areas (see binder)
4. Installed a vinyl moisture barrier under the house
5. Installed an electric ventilation system under the house with an intake and outtake roof vent. (operates 3 times per day)

OTHER IN MAIN HOUSE (2007)

1. Original oak floors were refinished in the living room, dining room and hallway.
2. New oak flooring (stair) was added around the family room where it connects to the upper levels.
3. Floors in back two family rooms were leveled, moisture barrier added, and new tile placed on floor.
4. New shutter added as room separator.
5. New white patio sliding door added.
6. Main panel electrical box was changed and upgraded. New panel was also added in the rear for the second unit.
(County inspected)
7. New framing around door openings was installed where needed
8. New carpeting installed in all 3 bedrooms
9. New window screens
10. ALL NEW LOCKS INSTALLED IN MAIN HOUSE

KITCHEN (2007)

1. Damaged floor under old sink replaced
2. New tile floor installed
3. Soffits removed
4. New cabinets installed with lighting
5. Oven location changed
6. New dishwasher, hood, microwave, oven, garbage disposal, faucet with flow restrictor
7. GFCI receptacles installed and inspected
8. New lighting and wiring (fluorescent overhead lights required)
9. Two walls opened up
10. Work inspected by the County

FRONT BATH

1. New bathtub finish applied 2005
2. New vanity 2007
3. New counter 2007
4. New HET toilet 2007 (inspected water district)
5. Low flow restrictor on faucet 2007
6. New tile floor 2007
7. Removed electric wall heater and installed ceiling heater vent in 2007

REAR BATH (2007)

1. Small piece of floor by old toilet replaced
2. New tile floor
3. New sink
4. New HET toilet
5. Flow restrictors on shower and sink
6. Removed electric wall heater and installed ceiling heater vent

ORIGINAL LAUNDRY ROOM (off rear bath)

1. All plumbing (original) was enclosed behind a new sheet rock wall
2. New cabinets were installed with lighting
3. New tile floor

SECOND UNIT

1. New water heater, water heater vent, and door to utility closet all installed in 2008
2. Furnace inspected by Sears 2008

IN ORDER TO GET THE PERMIT FOR THE SECOND UNIT THE FOLLOWING MANDATORY REQUIREMENTS WERE COMPLETED:

1. COUNTY ADMINISTRATION

- A. Purchased permit for \$567.50
- B. Paid escaped tax assessments

2. COUNTY BUILDING AND SAFETY INSPECTOR LIST

- A. New electrical panel for main house and second unit installed and inspected
- B. New GFCI outlets installed in all baths and kitchen
- C. New fire door to garage in main house
- E. SECOND UNIT
 - 1. Installed code complying stairs and moved some walls upstairs in order to do so
 - 2. Bath tub removed and new shower installed to accommodate new stairs
 - 3. Partial wall added downstairs
 - 4. Moved utility wall back in order to move toilet back
 - 5. Gas shutoff installed at rear building
 - 6. Wired smoke detectors installed in both buildings per inspector

3. NOVATO SANITARY DISTRICT

- A. Paid permit fee of \$6,700 (no half price)
- B. Video shot of sewer line by Roy's Sewer
- C. Sanitary district inspector watched video and came to house looked at utility corridor

4. NORTH MARIN WATER DISTRICT

- A. Paid permit fee of \$1,550.00 (half price)
- B. Installed 3 HET toilets
- C. Installed new front loading washer
- D. Installed new shower and sink flow restrictors
- E. No lawn and drip irrigation already done

5. NOVATO FIRE PROTECTION DISTRICT

- A. Landscape architect's plans (\$700.00)
- B. New window installed in 2nd unit below utility corridor as extra fire break
- C. Three hour fire wall (sheetrock) installed in utility corridor where it connects to the 2nd unit
- D. Smoke detectors installed
- E. "292" added on curb and above gate for 2nd unit

ARCHITECT'S DRAWINGS completed in 2007

- 1. Architectural drawings done of second unit
 - 2. Architectural drawings done of family rooms in main house
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Second Unit Inspector - Larry Grace

Other County Inspections - Kanti Patel
