

5616 Kales Avenue

Improvement:	Date (est)	Cost:	Performed By:	Permit:	Description of Improvement:
<b>Landscaping</b>					
Landscaping - Front	4/1/2004	\$1,593	Owner		New lawn; irrigation; plants; stone
Landscaping - Rear	5/1/2005	\$45,650	landscape guy		Completed redo: removal of old plants; replaced with decks; fences; cement retaining wall;
Landscaping - Irrigation / plants		\$2,098			Front and back yard are on electronic / automated irrigation systems.
Landscaping - Side	2006		Owner		Planted all vegetation and installed hardscape to prevent weed growth.
Fence	8/1/2002	\$4,178	JB Fence Co.		Redwood fence along property line
Arbor	11/1/2003	\$1,674	Chris McDermott		Front trellis - labor and lumber
Landscaping - Rear Lawn	5/1/2006	\$550	Sopha Un		New sod installation and preparation
<b>Driveway</b>					
Driveway	8/1/2004	\$4,500	Foreman of Ned Clyde Constr		Poured new driveway; reinforced with rebar; installed drain and sump pump.
<b>Foundation</b>					
Foundation	1/1/2001	\$13,486	Ned Clyde Construction	Yes	Foundation work to left side of house / support for fireplace (see documents)
<b>Living Room / Dining Room</b>					
Interior Trim and Paint	2001/2002	\$2,463	Owner		Installed baseboards/door casings/decorative trim (solid wood - poplar) to match rear trim
Dining Room Built-In	10/1/2007	\$7,064	Kleid Design Group		Rebuilt doors and drawers and shelves for dining room built-in.
Fireplace flu	2/1/2004	\$685			Had flu and fireplace exterior cap installed to code.
Chimney Inspection	8/1/2008	\$150	Chelsea Co.		Chimney inspection for house sale
Fireplace Tile Repair	9/1/2008				Repair uneven bricks on fireplace
<b>Garage</b>					
Electrical	3/1/2204	\$714	Alta Electric		Garage Electricity / Upgraded Electrical under house for sump-pump
Roof	10/1/2004	\$1,100	L Espinosa		Replaced tar and gravel roof to match house
<b>Kitchen</b>					
Kitchen Remodel A	4/1/2004	\$8,940	Owner		Gutted kitchen; Installed Kraftmaid Cabinets (solid wood); Jen-Aire Appliances; Silestone co
Kitchen Remodel B	5/1/2005	\$3,271	Owner		Added cabinets; refrigerator location
Electrical - Kitchen	8/1/2004	\$778	Alta Electric		Installed overhead lights (entire kitchen)
Drywall	12/1/2002	\$2,440	Hothouse drywall		Drywall work in kitchen (ceiling / 1 wall)
Kitchen Floors	9/1/2003	\$1,323	G Garcia		Sanded kitchen floors / removed old floor / repaired floor where wall was located
Plumbing for Kitchen	4/1/2004	\$1,020	Olsson Plumbing and Heating		
Plaster (Wall)	8/1/2000	\$250	Myron Pryor		Resurfaced Built-in Wall w/ plaster to match other walls
<b>Laundry Room / Pantry</b>					
Laundry Room Cabinets	6/1/2006	\$1,240	Owner		Kraftmaid Cabinets for Laundry Room
Electrical - Laundry room	5/1/2004	\$445	Alta Electric		New circuit for dishwasher / disposal
Washer / Dryer	4/1/2001	\$790	Sears		
Water heater exhaust	2/1/2005	\$950	Golden Gate Sheet Metal		New Water Heater Exhaust due to kitchen remodel; brought up to code
<b>Bathroom</b>					
Bathroom Remodel		\$6,947			Gutted bathroom and installed new tile; Kohler tub; Kohler fixtures (toilet, sunk, etc); beadt
<b>House (General)</b>					
Hardwood Floors Refinished	8/1/2008	\$1,800	Amazing Hardwood Floors Inc		Refinished all oak floors as well as doug fir floors in laundry room
Electrical	5/1/2000	\$2,355	Frederick Electric		New power from street to house / new electrical box
Electrical	10/1/2003	\$897	Alta Electric		Install new sockets; upgrade portion of electrical
Roof	3/1/2002	\$6,302	Ideal Roofing		New roof, replacing tar and gravel with composite shingle roof
Light fixtures (dining room, closets)	10/1/2007	\$859			Dining room; entry way, hall, closets, etc.
Paint	7/1/2002	\$3,811	Sterling Home Painting		Painting of exterior portion of house
Paint	9/1/2008				Dining room built-in; Front of House; Touch-ups in Kitchen / Living Room
numerous small materials needs		\$10,000			
dump trips - demolition removal	various	\$180			
Pest Inspection	8/1/2008	\$275	East Bay Structural		Pest inspection in preparation for house sale
bathroom and master mirrors	4/1/2003	\$300	save-on-glass		
Hardware (doors through out house)		\$195			
window coverings	4/1/2003	\$881			lowes plus others
<b>Total House Improvements</b>		<b>\$142,154</b>			