

1230 Harvard Ave.**Ten-Year Improvement Plan**

Year	Description of Planned Renovations
2026	• Foundation: replace and repair foundation piers, repair sagging joists and floorboards, and add reinforcement as needed • Foundation: earthquake retrofit—brace and bolt home to foundation walls • HVAC: remove and replace all A/C ductwork damaged from rat infestation (ten ducts in total damaged) • Electrical: remediate damage to Romex wiring from rat infestation in crawlspace • Electrical: remediate damage to Romex wiring from rat infestation in kitchen walls
2027	• Foundation: eliminate moisture issues emanating from concrete foundation in accessory dwelling unit • Electrical: remove cloth-covered wiring in ceiling and re-wire ceiling lights with Romex electrical wires • Roof/ceiling: remove defunct air conditioning components, remediate significant rat infestation damage and droppings, and insulate ceiling • Roof: repair broken tiles and remove debris • Landscape: remove vines damaging stucco retaining wall and accessory dwelling unit
2028	• Façade: redo main home stucco to protect against damage and moisture intrusion; repaint home to match original color • Roof: re-seal terrace roof deck from moisture • Gutters: remove and replace broken gutters on main house and accessory dwelling unit • Landscape: treat sycamore tree on property to protect against insect infestation • Windows: begin window restoration work (first floor, south and east exposures)
2029	• Windows: continue window restoration work (first floor, north and west exposures) • Windows: continue window restoration work (second floor, all exposures) • Plumbing: Remove cast-iron sewer pipe in crawlspace under home • Plumbing: Install Halo H2 Zero system to protect pipes and water heater from damage and corrosion due to mineralization and calcium buildup
2030	• Landscape: remove front yard astroturf and restore with drought-tolerant/resistant vegetation, including xeriscape grasses and native flora • Flooring: restore wood flooring throughout home
2031	• Bathroom: restore primary bath to original layout; re-expose original windows behind bathroom walls and restore windows to function and form • Windows: restore accessory dwelling unit windows to original state and function • Doors: restore original French doors on accessory dwelling unit (see included photos of prior French door design)
2032	• Roof: repair broken tiles and remove debris • Moisture: remediate moisture damage in accessory dwelling unit from exposed patio beam and restore with moisture-resistant alternatives • Fireplace: restore original fireplace in living room
2033	• Roof: re-seal terrace roof deck from moisture • Façade: redo accessory dwelling unit stucco to protect against damage and moisture intrusion; repaint ADU to match original color • Landscape: assess health of podocarpus and carob trees on property and treat as necessary • Landscape: remove back yard astroturf and restore with drought-tolerant/resistant vegetation, including xeriscape grasses and native flora

2034	• Roof: replace second floor terrace iron railing with context and design-appropriate rust-proof rails
2035	• Roof: repair broken tiles and remove debris • Façade: re-paint and repair stucco on main home • Retaining wall: re-paint and repair stucco on retaining wall on south side of property

Description of Planned Renovations	Cost
Foundation: replace and repair foundation piers, repair sagging joists and floorboards, and add reinforcement as needed	\$ 14,000.00
Foundation: earthquake retrofit—brace and bolt home to foundation walls	\$ 5,200.00
HVAC: remove and replace all A/C ductwork damaged from rat infestation (ten ducts in total damaged)	\$ 6,300.00
Electrical: remediate damage to Romex wiring from rat infestation in crawlspace	see below
Electrical: remediate damage to Romex wiring from rat infestation in kitchen walls	see below
Electrical: remove cloth-covered wiring in ceiling and re-wire ceiling lights with Romex electrical wires	\$ 8,775.00
2026 TOTAL	\$ 34,275.00
Foundation: eliminate moisture issues emanating from concrete foundation in first accessory dwelling unit	\$ 4,950.00
Flooring: replace water-damaged flooring in first ADU with historically accurate flooring - 347 sq. ft. @ \$5.42/sq. ft.	\$ 1,880.00
Roof/ceiling: remove defunct air conditioning components, remediate significant rat infestation damage and droppings, and insulate ceiling	\$ 10,650.00
Roof: repair broken tiles and remove debris	\$ 1,800.00
Landscape: remove vines damaging stucco retaining wall and accessory dwelling	\$ 1,000.00
2027 TOTAL	\$ 20,280.00
Façade: redo main home stucco to protect against damage and moisture intrusion; repaint home to match original color	\$ 23,500.00
Roof: re-seal terrace roof deck from moisture	TBD
Gutters: remove and replace broken gutters on main house and accessory dwelling unit	\$ 1,980.00
Landscape: treat sycamore tree on property to protect against insect infestation	\$ 750.00
Windows: begin window restoration work (first floor, south and east exposures)	\$ 4,665.00
2028 TOTAL	\$ 30,895.00
Windows: continue window restoration work (first floor, north and west	\$ 5,840.00
Windows: continue window restoration work (second floor, all exposures)	\$ 3,730.00
Plumbing: Remove cast-iron sewer pipe in crawlspace under home	see below
Plumbing: Install Halo H2 Zero system to protect pipes and water heater from damage and corrosion due to mineralization and calcium buildup	\$ 10,980.00
2029 TOTAL	\$ 20,550.00
Landscape: remove front yard astroturf and restore with drought-tolerant/resistant vegetation, including xeriscape grasses and native flora	TBD
Flooring: restore wood flooring throughout main home	\$ 7,975.00

2030 TOTAL		\$ 7,975.00
Bathroom: restore primary bath to original layout; re-expose original windows behind bathroom walls and restore windows to function and form	\$	14,575.00
Windows: restore first accessory dwelling unit windows to original state and	\$	1,265.00
Doors: restore original French doors on accessory dwelling unit (see included photos of prior French door design)	\$	11,875.00
2031 TOTAL		\$ 27,715.00
Roof: repair broken tiles and remove debris	\$	1,800.00
Moisture: remediate moisture damage in second accessory dwelling unit from exposed patio beam and restore with moisture-resistant alternatives; repaint water-damaged walls	\$	12,105.00
Flooring: replace water-damaged flooring in second ADU with historically accurate flooring - 174 sq. ft. @ \$2.19/sq. ft.	\$	380.00
Fireplace: restore original fireplace in living room	TBD	
2032 TOTAL		\$ 14,285.00
Roof: re-seal terrace roof deck from moisture	TBD	
Façade: redo accessory dwelling unit stucco to protect against damage and moisture intrusion; repaint ADU to match original color	\$	6,250.00
Landscape: assess health of podocarpus and carob trees on property and treat as necessary	\$	4,500.00
Landscape: remove back yard astroturf and restore with drought-tolerant/resistant vegetation, including xeriscape grasses and native flora	TBD	
2033 TOTAL		\$ 10,750.00
Roof: replace second floor terrace iron railing with context and design-appropriate rust-proof rails	TBD	
2034 TOTAL		TBD
Roof: repair broken tiles and remove debris	\$	1,800.00
Façade: re-paint and repair stucco on main home	\$	23,500.00
Retaining wall: re-paint and repair stucco on retaining wall on south side of	TBD	
2035 TOTAL		\$ 25,300.00
GRAND TOTAL, ALL ESTIMATED WORK		\$ 192,025.00