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	\$	14,000.00	
floorboards, and add reinforcement as needed	Ţ	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		
ectrical: 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, climinate we disturb increase and matter forces are also forces.		4.050.00	
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;	۲	22 500 00	
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	۲	F 940 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	ċ	1 900 00
Façade: re-paint and repair stucco on main home	\$ ¢	1,800.00
Retaining wall: re-paint and repair stucco on main nome	\$ TDD	23,500.00
	TBD	07.000.55
2035 TOTAL	\$	25,300.00

\$ 192,025.00

GRAND TOTAL, ALL ESTIMATED WORK