



2149-2151 Jackson Street List of Capital Improvements

The following is a list of improvements performed since 2006 at the property, both during and before current owners' purchase of the property. Also enclosed is a list of contractors/consultants/advisors that have worked at the property and/or provided reports related to it. This recitation is made by recollection in good faith but is not to be relied upon by any buyer in any way. This list may not be complete. Therefore, any buyer should investigate the property on his/her own and make decisions based upon his/her own findings and not the statements of the seller or seller's representative.

Architect/Design/Engineering:

Arthur McLaughlin
Cornelia Griffin
Regan Bice Architects
T. Delaney (Landscape Architect)
PCTC (Structural Engineer)

General Contractor:

Add-A-Garage (seismic and foundation work)
Mayta & Jensen (unit interior/building systems/various common areas)
Bill Kaul General Contractor Inspection Service (contractor's report)
Lingruen Associates (pest inspection report)

Subcontractor:

Acme Elevator Company
Numerous Others: see Mayta & Jensen for details



DESCRIPTION OF THE WORK

Garage/Common Areas:

- Voluntary seismic upgrade at 1st level
- New flat and pitched roofs
- Electrical (service/metering/lighting of common areas)
- Removal of plaster and replacement with drywall in garage and green-board in service hallway; painted throughout
- Installation of new garage door system
- Addition of lit storage areas and reconfiguration of laundry room
- Removal of original boiler heating system; installation of forced air heating system for each individual unit (upstairs pent unit also has air conditioning)
- New water heaters servicing each unit.
- Units individually metered for electric, water and gas; house meter for each as well.
- Misc. sewer service work to replace broken/damaged pipes under foundation and sidewalk

2149: Lower Unit:

- New kitchen - including cabinetry, countertops, hardware, lighting, hardwood flooring and appliances.
- Remainder of wood floors were refinished
- Deck off of dining room completely replaced
- Guest bathroom – new toilet, flooring and vanity; tile and tub refinished.
- Newly created half bath in hallway
- Office – made smaller with installation of elevator shaft and new ½ bath; plumbed so that a washer/dryer and sink could be installed. The elevator shaft has been set up so that the elevator could access this level if modification work is performed.
- 2nd bedroom – new flooring and installation of door to back deck
- Master bedroom – new flooring and installation of French doors to deck
- Installation of deck off back of unit; renovation of backyard
- Master bathroom – new flooring and tile work, including shower with new pan; new vanity and toilet; tub refinished
- Installation of alarm system.
- New entry door and hardware
- Painted throughout



2151: Owner's Unit:

- Installation of new elevator servicing the unit's main floor from the garage.
- Installation of skylight servicing entry hall
- New kitchen - including cabinetry, countertops, hardware, lighting, hardwood flooring and appliances.
- Reconfiguration of dining room
- Living room reconfigured with addition of cabinetry and elevator enclosure; conversion of fireplace to gas and re-paneling of enclosure and surround.
- Guest bathroom #1 – new throughout
- Guest bathroom #2 - new flooring and tile work, including in shower with new pan; new vanity and toilet; tub refinished
- Laundry – washer/dryer and sink along with new cabinetry installed.
- Master bathroom – new flooring and tile work, including in shower with new pan; new vanity and toilet; tub refinished.
- Pent room – built-in cabinets installed throughout; new flooring and installation of new windows and doors at south elevation of bedroom and bathroom; deck off of pent room completely replaced with enclosure added; installation of elevator to service pent room level along with additional closet space.
- Bathroom reconfigured and new throughout including new plumbing service line.
- Installation of intercom and camera system for front door.
- Installation of alarm system.
- Remainder of wood floors were darkened and refinished
- New entry door and hardware
- Painted throughout

