

Home Improvements of

1963 ARROWHEAD DRIVE, OAKLAND

10/1999

- Purchased Home
- Painted Interior
- Replaced bathroom counters, sinks.
- Replaced carpet in living room, bedrooms, stairs and lower level.

2000

- Removed lower deck, north side (eventual site for bamboo).
- Replaced fireplace chimney cap with custom cap.

2001

- Removed original front landscaping.
- Removed stairs from kitchen/alterd balcony.

2002

- Removed concrete back yard area, planted green wall between 1929 and 1963 Arrowhead.
- Installed perimeter fencing on north, south and west property.
- Installed drainage system for downspouts.
- Reinforced upper deck.

2005

- Installed rear decks, landscaping. Landscape lighting and drip system.
- Oaks trimmed and pruned.
- Water heater replaced.
- French Drain Installed.
- Quake bracing installed in crawl space, bolt-down + sheer wall.

2006

- Dishwasher Replaced.
- Dryer Replaced.
- Waste Line to sewer cleaned (roots).

2007

- House painted exterior.
- Front wood screening, retaining wall, deck update and repair.

2008

- Timber Bamboo installed. Drainage updated in rear yard.

2010

- Kitchen replaced (cabinets, appliances, plumbing).
- Washer/Dryer Replaced.

2011

- Waste line to sewer cleaned (roots).

2012

- Installed cork flooring in living room, hall, hall bath, dining, kitchen.
- Interiors painted.
- Fireplace mantle installed.

2013

- Sliding doors replaced in living room and kitchen.
- Lower level doors and window replaced/installed. All walls covered with sheerwall.
- Baseboard heaters installed.
- Fireplace pellet stove removed. Fireplace cleaned and operational as wood-burning.
- New carpet lower level.
- Toilet replaced/new wall-hung sink lower level.

2014

- New furnace
- Asphalt driveway replaced with concrete.
- Replaced worn boards upper decks.

2015

- Repaint portions of exterior of house. Restrain exterior upper decking.

2016

- Repairs to upper floor balcony and railings.
- All upper floor windows replaced.
- Roof replaced (in kind with tar/gravel).

2017

- Oaks trimmed and pruned.
- House exterior repainted (new color)

2018

- Primary bedroom shower retiled.
- Carpet in upper bedrooms replaced with Karastan commercial.
- Replaced double-oven.

2019

- Craft room converted to office.
- Lower level carpet replaced.
- Waste line "T" replaced at City waste line (below).
- Living room, hall and kitchen repainted.

2020

- Replaced wood screen door(s).

2022

- Replaced ceiling fans (2).

2024

- Fencing on lower yard replaced.
- Partial repaint/exterior. Roof fascias repaired/replaced.
- Replaced refrigerator.
- Gate replaced north yard, + front (Arrowhead) gate rebuilt in-kind.

2025

- 200amp Service added. Split system heat pumps installed servicing three rooms.

2026

- Lower level carpet replaced. Painted partial exterior, partial interior.