

# Seller Improvement List

973 4th Street, Lafayette

## ENTIRE HOUSE RENOVATION/ ADDITION (2020)

### DESIGN/BUILD TEAM:

- Architect: Bruce Mastick, Mastick Design
- Contractor: Mike Edlinger, Edlinger Construction
- Structural Engineer: Alex Le, Alex Le & Associates
- Geotechnical Engineer: Luis Moura, Geotecnia
- Land Surveyor: Donald Vegvary, Vegvary Land Surveying
- Colorist: Tara O'Siochain

### VENDORS/INSTALLERS:

- Dolan's Lumber, Doors, & Windows (doors, windows, skylights)
- Tri City Cabinets
- Friedmans Appliance
- General Plumbing Supply (toilets)
- Iron Horse Windows and Glass Showers (master bath shower door)
- Madden Door & Sons, Inc. (garage door)
- Modello Tile & Stone (engineered hardwood, kitchen backsplash)
- East Bay Landscape (front lawn, irrigation)
- Ratman (rat-proofing Feb 2025 – 1 yr warranty)
- Diablo Rooter (plumbing maintenance)

## HOME FEATURES:

- 1,464 sq. ft. (fully permitted in 2020)
- Flat cul-de-sac
- Close to town, Lafayette/Moraga Regional Trail, top-rated schools, Leigh Creekside Park
- Proximity with serene privacy (main living area detached from street without backyard neighbors)
- Quiet street (young couples, families with school-aged kids, and empty nesters)
- Expansive attic storage (finished with flooring and electricity)
- Efficient space utilization (furnace in attic, outdoor tankless water heater)
- Clear precedent on street to add 2nd story
- Low maintenance yard

## INTERIOR DESIGN FEATURES:

- Open concept kitchen/main living area
- Vaulted ceilings in kitchen/living room, 2 bedrooms, and garage
- 7.5-inch Karuna Evin Oak engineered hardwood floors
- White Shaker Cabinets with modern matte black hardware
- Kelleher 4-Panel Shaker solid-core interior doors
- 7.5-inch modern baseboard trim
- Halifax square iron black door lever



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## KITCHEN/LIVING ROOM:

- GE Profile 5.6 cu. ft. gas range with Wifi connect in stainless steel
- GE 30 in. wall-mount range hood in stainless steel
- GE 27.7 cu. ft. french door refrigerator in fingerprint resistant stainless steel
- GE Profile Dishwasher with hidden controls in fingerprint resistant stainless steel
- GE 1.6 cu. ft. microwave with custom stainless steel trim
- Velux 2'x4' Solar (Opening) Fresh Air Skylights with blackout blinds
- Velux 2'x2' fixed skylights with blackout blinds
- Andersen Gliding Door – 200 Series
- Quartz countertop
- Delta kitchen faucet with pull-Down sprayer in chrome
- Pathson Industrial Retro pendant lights
- Dual Gray ceramic subway tile backsplash

## BEDROOMS:

### • PRIMARY:

- Andersen Gliding Door – 200 Series
- Feather River solid-core mirrored closet doors

### • SECONDARY (2):

- Andersen single hung windows - 100 Series
- Feather River solid-core mirrored closet doors

## BATHROOMS:

### • PRIMARY:

- Luz 42" white bathroom vanity
- Tandem shower
- TileBar Enigma Ash Blue 2x8 polished ceramic wall tile
- 3/8" clear glass frameless sliding shower door with Cardinal 10 surface protection
- Andersen tempered obscure bathroom window
- Daltile Nova Falls Gray hexagon mosaic shower floor tile
- Daltile Nova Falls Gray 12"x24" floor tile
- Toto Drake II toilet, 1.28 GPF, elongated bowl

### • SECONDARY (2):

- Kordell 42" rustic wood vanity
- Daltile Restore Bright White hexagon mosaic wall tile
- Andersen Tempered Obscure bathroom window
- Satori Nouveau Nero 7"x8" Matte Black Porcelain Encaustic Hexagon floor tile
- Toto Drake II toilet, 1.28 GPF, elongated bowl



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## **GARAGE:**

- Carriage house sectional garage door (Insulated with double sided steel)
- Chamberlain LiftMaster side mount operator for space efficiency
- Finished – with insulation, drywall, HVAC, raised outlet for TV mounting, and epoxy floor

## **LAUNDRY/MUD ROOM:**

- Birch butcher block folding table
- MSI Amantus 8"x8" Matte Porcelain Encaustic floor tile

## **EXTERIOR:**

### **• HOUSE:**

- HardiePlank Fiber Cement exterior siding and trim
- Oakridge Onyx Black laminate architectural roof shingles
- Therma-Tru 36" Shaker entry door in fiberglass
- Rheem Performance Plus 9.5 GPM natural gas outdoor tankless water heater
- Minka Aire 54" LED porch fan
- Matte black exterior wall sconces

### **• FRONT YARD:**

- Corso Italia Alpe Graphite Matte 12"x24" quartzite front porch
- Wall-mounted locking mailbox
- Grass, Boxwood shrubs, Gardenia plants, and timed irrigation
- Cement walkway

### **• BACK YARD:**

- Retrofitted backyard deck with Island Mist Trex Composite deck boards
- Cross bracing added to deck to reinforce lateral stability

