Seller Improvement List

800 Solana Drive, Lafayette

Major Renovation (approx. 2021–2023)

- Full-home remodel with Lamorinda Construction as general contractor (contract signed mid-2021; work completed early 2023)
- Architectural design and addition/remodel plans, including hillside design review and stamped permit set (PDF Designs / Paul Friend)
- ADU/guest house plans designed during the same period (not constructed)
- Structural engineering with field revisions FR1 and FR2 for fireplace, patio, and drainage (APEX / Tom Yates)
- Interior design and finish selections, including tile, baths, hardware, lighting, cabinetry, paint, built-ins, and furnishings package (Bria Hammel Interiors)
- Custom millwork on walls and ceilings throughout
- Cedar shingle siding on exterior
- Custom Bevolo brass exterior light fixtures

Kitchen

- Chef's kitchen with stone countertops and large island
- Wolf, Sub-Zero, and Perlick appliance package (Friedman's Appliance)
- Perrin & Rowe faucets
- Built-in instant hot water dispenser at sink
- Custom butcher-block island top with prep sink
- Custom cabinetry, tile, and finish work completed as part of gut remodel (Precision Cabinets)

Baths and Interiors

- Full remodel of primary and secondary baths
- Hardwood flooring throughout
- Upgraded interior doors, trim, and molding
- Hunter Douglas PowerView motorized shades with smart home integration
- Window treatments and related interior finish package
- Sonos audio system with speakers and low-voltage wiring throughout

Roof and Exterior

- Composition shingle roof (approx. 10 years old per 2026 pre-listing inspection)
- Gutter and downspout work completed during remodel
- Window and exterior finish updates completed during remodel

Electrical, Solar, and Utilities

- Main electrical service and panel upgrade to 400-amp (California Building Structures / Solar Needs)
- PG&E underground service, including trenching, conduit, and related utility work
- Solar breaker and generator relocation
- Whole-panel surge protection added during electrical upgrade
- Gas generator with automatic transfer switch for seamless cutover during power loss; powers HVAC, appliances, internet, and most lighting

Outdoor, Hardscape, and Landscape

- Patio, retaining wall, concrete, and French drain work (Alan McKay Construction)
- Fireplace patio and outdoor living areas
- Landscape design (Jonathan Plant & Associates)
- Extensive stone walls and bluestone paths
- Large artificial turf lawns in front and back yards
- Extensive landscape lighting, including moonlighting installed in large front and back yard trees
- Landscape installation and ongoing maintenance (Eliezer Napoles)
- Custom dual-swing automatic driveway gate (Automatic Gates)
- Private deck with hot tub off primary bath

Pre-Listing Repairs (October 2026)

- Roof items identified in Specialty Inspections report: repaired
- Section 1 pest/WDO items: remediated
- Electrical items from home inspection: repaired
- Plumbing items from home inspection: repaired
- Garage firewall breach: repaired
- Sewer lateral: tree roots cleared by snaking (Advanced Trenchless; October 13, 2026)
- Crawl space: standing water from prior hose-flood incident under kitchen window removed and area dried with fans

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