

Highlights of Home Improvements

1108-1110 Chaucer St Berkeley (1990-2020)

- Earthquake retrofitting : bolting of sill to foundation; plywood shear wall in crawl space; plywood gussets on center line posts 1990
- Gas and water lines extended to garage to make a laundry . Windows installed in garage. Garage framed and French doors installed. Dryer, washer and sink added. New dryer 2005 ; new front loader Maytag water conserving washing machine 2016
- Energy star double paned windows and doors installed for most of the house (except living rooms and dining room alcoves and 1110 bathroom) to preserve architecture of house. Screen doors added to front doors.(Milgard brand)
- Sliding door installed between both units for easy passage
- 1108 bedroom remodeled with a new back door opening to yard to an added-on porch.
- Ceiling fans added to 1108 bedroom and kitchen
- Solatubes installed in 1108 kitchen and dining room
- New custom kitchen cabinet added to 1108
- New custom kitchen cabinet doors added to kitchen shelves (previously without doors) 1108; new “vintage” glass knobs on kitchen cabinets both sides
- New faucet 1108 installed December 2019
- New custom “ironing board” cabinet door added 1108
- Two framed-in sunrooms in back of house with insulation, sound proofing and new windows. Tile floor added to one; laminate added to the other. New doors in both rooms.
- New pitched shingle roof built over existing flat tar and gravel roof 2002
- Aerie added to roof with access by custom made wood ladder (modeled after a library ladder) 2002
- Aerie framed, insulation, 4 double pane windows, redwood window casings. Sea grass rug. Door access to roof. Roof has potential for bee-keeping area and habitat box for owls.
- Sounding proofing, insulation, and wallboard added to wall between both units from sunrooms through living rooms. (entire length of house)
- New electrical outlets installed in both kitchens and 1108 living room; new outlets 1108 bedroom and bathroom
- Conventional water heaters in kitchens removed and energy conserving on-demand tankless water heaters installed on outside. (16% energy savings) (City of Berkeley inspected)
- New water conserving toilets for both units. 1110 is dual flush.
- Earthquake emergency release valve on gas meter 1110
- New Italian clay tile bathroom floor and new tub-shower including fixtures in 1110.
- New sewerline connection from house to street mainline (City of Berkeley inspected)
- Sump pump added to crawl space of house to keep crawl space dry for larger 25 year rainfall events (1997, 2016) (on-off switch by front (1108) crawl space door)
- New floor furnace installed in 1110 (2017) (heats entire unit well)
- Exhaust fan installed above 1110 stove

- New digital thermostats for both unit furnaces
- 1110 living room new wall board molding, shearwall on outside wall from floor to ceiling.
- Fireplace at 1108 is reinforced with a structural engineer installed helical pier (2001) (Reinforcement needed to mitigate soil piping caused by leak in sewer line. The cause was addressed)
- New front porch with railing for 1108 (built 2014)
- 1110 front porch rebuilt and painted (2019)
- Flat roof over kitchens replaced in 2011 with double layer polyester-reinforced bitumen membrane. Contractor estimate of expected life of double membrane roof: 25+ years
- New wall board ceilings in 1110 bedroom, dining room, bathroom and living room; 1108 living room
- Kitchen floor 1110 recently repainted; kitchen floor 1108 refinished 2019
- Antique pedestal sink, mirror and shelf installed 1108 bathroom
- New shelf installed kitchen over sink; new kitchen sink fixtures both sides
- Graywater irrigation system installed by licensed plumber for use of washing machine outflow (State of California code-compliant))
- Chicken coop, concrete foundation, douglas fir floor with hen house (predator proof)
- Antique iron gate added for 1108 passage to back yard
- New light fixtures in 1108 and 1110; vintage light fixture in 1108 dining room.
- Plastic moisture barrier installed under 1108 bedroom for better back of house crawl space access
- Exterior entire house repainted Fall 2017
- Both porches at 1108 (side and back) rebuilt and re-stained

Special features:

- Five rainwater cisterns (50 gallon each) that take rain/runoff from roof; one graywater system
- Roof bleacher for bee hives
- Barn owl box on roof (accessible)
- Chicken coop
- Asparagus garden
- Fruit trees: Plum, cherry, apple, lemon
- Bird gardens and habitat (all native plants) including picket fence added to 1108 side garden. Multiple shade trees keep home cool in the summer w/out need for air conditioning!
- Mature coastal live oak with bird house (titmice, chickadees, towhees, etc.)
- A charismatic squirrel named Samantha
- Bird houses in back yard (wrens, chickadees)
- House rewired for Sonic internet access 9/15/19