

1405 Riviera Drive – Property Updates & Improvements

Structural & Systems

- **Remediation & Insulation (2025):** Entire home professionally remediated; new attic insulation installed. Insulation was sprayed in all exterior walls except for the north wall.
- **Backyard Retaining Wall (2025):** Replaced with fire-treated railroad ties; drainage added to the first tier of the retaining wall.
- **Family Room Addition (2006):** Fully permitted, with 3-foot poured concrete footings.
- **Electrical System:** The home was completely rewired in 2006; solar tubes installed in bathroom, kitchen and den (with iris for darkening).
- **Sewer & Plumbing:** Updated ~ approximately 8 years ago; sewer line replumbed to main line in the center of Riviera Dr. Flow meter installed in garage for flood alerts. This meter uses an app. Fully strapped tankless water heater.
- **HVAC:** Replaced in 2015; includes heater which was relocated to the attic, house fan, and solar-powered attic fans. North-side yard A/C unit is grandfathered in. (As per the city, AC units are no longer allowed to be located in the side yard of a property.)
- **Solar System:** System is owned and was updated ~ approximately 4 years ago (no transfer paperwork necessary); inverter replaced in 2023. The homeowners receive credit for any excess energy generated.
- **Roof:** ~Approximately 20 years old with no known issues.

Outdoor & Landscaping

- **Gardens (2025):** Professionally designed by a landscape architect; reflects updated fire codes; smart drip irrigation also installed. All irrigation is monitored by the landscape architect. She provides a quarterly maintenance of the property with a replacement and update service. (Quarterly maintenance cost depends on what she recommends and what the homeowner chooses to do.)

- When the yard was rebuilt, extensive drainage was installed, both above ground (rain garden/collection basins, which have drains) and classic drainage/collection locations as well as gutters. Hose locations were increased so that the house can be sprayed from many locations. Yard was also fire hardened, with nothing flammable closer than five feet, apart from the decorative tree in the front of the home.
- **Corrugated Metal Privacy Fence (2025):** Installed on south side of the property.

Interior Features

- **Living Room:** Custom cherry shelving/storage and parquet flooring.
- **Kitchen:** Fully remodeled with custom cherry cabinetry.
- **Bathrooms:** Kohler bathtub
- **Window Treatments:** Plantation shutters.
- **Fireplaces:** 2 gas-assisted wood-burning fireplaces. There is a dual-sided fireplace shared between the living room and office, as well as a separate fireplace in the Family Room.

Technology & Security

- **Wi-Fi:** Eero mesh network (transfer required).
- **Security:** Ring system with motion-activated exterior cameras (transfer required); motion-activated flood lights connected to Ring.
- **Alarm System:** Home alarm (transfer/payment through San Marino Security if desired).

Additional Information

- **Property Line:** Lower fence approximates the property line; oak trees currently maintained by the seller. The current homeowners believe the oak trees belong to the Flood Control Basin.
- **Homeowners Group:** Hastings Ranch has an informal Homeowners Association. There are no CC&R's or property restrictions. Membership is based on a \$20/year

voluntary contribution. HOA Coordinates holiday decorations, quarterly newsletter, pancake breakfast, and scholarships.