

1630 Rose Villa Upgrades

Electrical: Panel upgrade was done 1/14. 200 Amp service in the same location, new ground rod, riser and w/head. Includes permit and two meetings with the city. Electrical Permit # ELE2014-00025.

Various small things have been done since then.

2/29/20 Project: fix Knob & Tube 12/2 Romex. Romex good for 20 AMPS, in wall app 4s box w bracket 1/2" KO's 4s Blnk w/Hole.

After the general home inspection by Elite Group Inspection Professionals on 6/22/26,, the following was performed:

Crown Electric-LIC.#8961246/22/2026. Run dedicated 120 volt 20 amp circuit to garage underground. Remove existing low clearance overhead copper wires. Replaced photocell on exterior garage light.

Water heater - 9/19 Replaced both thermolite (?) assembly and Gas control valve for 40 gallon Bradford water heater.

HVAC:3/18 Central air/heat and ducting were installed. Maintenance is done every six months.

Gas lines: were replaced under the house 2/20.

Windows: All pocket windows were restored in 2016..

Kitchen: Kitchen counter and backsplash redone in 2022..

Exterior Paint: The exterior of the house was painted in Oct 2020.

Listing Prep: Painted inside and touched up the exterior paint. Pressure washed the exterior of the house.

Landscaper trimmed trees, bushes, and checked sprinkler heads.

Installed and painted a new wooden fence on the west side of the house.