

Improvements that I have made to 510 Denmark St. Sonoma:

Energy improvements:

- Installed on-demand hot water heater with recirculating pump in 2018.
- 14 Solar panels added 2018; 5 additional panels added 2021 (own the system, not leased)
- Larger capacity gas main installed by PGE 2022.
- 2 Split heaters installed 2019.
- Low maintenance landscaping and drip irrigation installed 2022.
- Overhead fans added to all bedrooms, hallway, living room 2017.
- Heated fans in all bathrooms added 2017.
- Vented fans added in laundry room and closet on 2nd floor 2017.
- Older gas cooktop replaced with more efficient model 2017.
- All indoor and outdoor lighting replaced with LED cans and fixtures 2017.
- New smoke alarms installed.
- New electrical panel added in laundry room to service the house in 2017; another added to service the pool and outside kitchen 2022.
- 2 Nest thermostats added 2017.
- UV window film added to garage windows, garage door and front door 2016.
- Honeycomb shades added to bedrooms, hallway and loft windows 2018.

Home improvements:

- All walls, handrails, doors and cabinets repainted 2017.
- New vent covers and Emtek door hardware.
- Recessed baseboards installed throughout house 2017.
- Recessed TV nooks added in living room and dining room 2017.

- Epoxy floor covering added to garage and main floor of the house 2017.
- Engineered wood floor covering on stairs and upper floor installed 2017.
- Garage walls finished out with sheetrock and painted 2018.
- Garage storage closets added 2018.
- Wood shake tiles on home exterior removed and replaced with stucco 2017.
- New flashing, gutters, gutter guards and downspouts 2017.
- Glass panels and UV film replacement in house windows as needed 2018-2024.
- New fireplace insert and Quartzite fireplace surround added 2017.
- New sink, floating shelves, under cabinet lighting and Quartz countertops in kitchen 2017.
- New sink, cabinets, floating shelves and Quartzite countertops added in bar area 2017.
- New china cabinet installed in dining room 2017.
- All bathrooms received new tile, fixtures, lavatories and glass enclosures 2017.
- Wallpaper hung, cabinet and raised platform built for laundry room with new washer/dryer 2017.
- Perimeter fence stained 2020. Touchups yearly as needed.
- Barn door added to Master suite 2020.
- New closet doors in guest bedrooms 2022.
- Custom pool added in 2021.
- Stucco enclosure built to house the pool equipment.
- Outdoor kitchen and pergola added in 2021
- New decking/outdoor lights/cement pathways/drainage added in 2021.
- Security gate added in front breezeway 2022.

- New window/door screens 2024.
- New garbage disposal in the kitchen 2017.