

10 YEAR PLAN
1435 Lexington St., Santa Clara, CA 95050

Given the extensive restoration projects that were recently completed, the subject property does not require significant alterations and already possesses the historical qualities that represent the “Old Quad.” We plan to maintain the property so that it continues to embody the “look and feel” of the neighborhood and anticipate performing the following maintenance projects:

YEAR RANGE	ITEM	Description	Estimated Cost
2025 TO 2027	Strip paint from front door; restore/refinish front door.	The front door is made of solid wood. Restore the front door (i.e., remove paint) and stain the original wood grain to accentuate the door’s features.	\$2,000
	Exterior lighting enhancements.	The backyard and front yard lack lighting around high traffic areas. We would also like to replace the front porch light from an aesthetic perspective. Install lighting fixtures to illuminate and enhance the home, walkways, and other landscaping details to highlight the architectural and design features of the property.	\$3,000
	Enhance front and back yard landscaping; put down sod for backyard lawn.	Install drought-tolerant sod throughout the backyard. Plant environmentally-friendly flowers, shrubbery, and other plants throughout both yards. Repair drip system for both yards as water conservation measure.	\$17,000
	Inspect for pests/termites; repair any dry rot and other significant deficiencies.	Engage property inspector to survey property for termites and other pests. Remediate significant issues identified in the inspection report requiring immediate attention.	TBD

2028 TO 2030	Repair pulley systems on first floor windows.	Several street-facing windows on the first floor have frayed ropes for the pulley system that opens/closes the windows. Replace ropes to repair pulley system for applicable windows.	\$10,000
	Repaint the exterior of house.	The home was painted 5+ years ago and certain areas of the exterior panelling already show signs of deterioration. Repaint the panels, trim pieces, and other architectural features (such as the spindlework, decorative block frieze, etc.) to make these features more vibrant and to improve the durability of the home's exterior.	\$18,000
	Install AC unit.	Summers in the Bay Area are becoming increasingly hotter and with longer periods of extremely high temperatures. Install central AC throughout home to maintain indoor temperature in an energy-efficient manner.	\$10,000
2031 TO 2033	Driveway improvements.	The driveway is currently composed of small pieces of underlying granite rock and a top layer of gold fines. The layer-by-layer composition of the driveway has eroded through the years and its messiness is a distraction from the overall "look and feel" of the home. Improve driveway to make it a more well-defined, "cleaner" feature and more conducive for water drainage and a (i.e., pavement, cement, pavers, etc.).	\$15,000
	Improvements to backyard wood deck.	The wood deck is a central feature of the backyard, but the paint is showing signs of wear and tear.	\$3,000

		The contemplated improvements include repainting the wood deck to compliment the exterior paint, closing off the area underneath the porch to prevent rodents and other animals from being a nuisance, and adding another ingress/egress point on the deck.	
	Remove second floor carpeting; install wood flooring.	The second floor of the property currently has carpeting installed in the master bedroom, office, and guest bedroom. However, the flooring on the entirety of the first floor (kitchen, guest bedroom, office, living room, dining room) is already wood. Remove all carpeting on second floor and install wood flooring as a way to increase congruity of features across first and second floors.	\$15,000
2034 TO 2035	Replace/repair roofing.	The current shingle roofing will likely be needing repair during these years. Replace/repair current roof with new shingles that will compliment exterior paint and improve heat circulation throughout home.	\$22,000
	Inspect for pests/termites; repair any dry rot and other significant deficiencies.	Engage property inspector to survey property for termites and other pests. Remediate significant issues identified in the inspection report requiring immediate attention.	TBD
	Interior and exterior improvements to garage.	The garage is currently unfinished and used primarily for outdoor storage space. Improve garage by turning it into a functioning workspace for hobbies and entertainment. This includes installing drywall and insulation,	\$30,000

		renovating garage bathroom, and adding flooring.	
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We also expect to perform regular maintenance projects as needs arise, including:

- Repairs to plumbing/electrical systems;
- Landscaping front yard and backyard;
- Gutter cleaning and repairs; and
- HVAC cleaning and repairs.