

10 Year Preservation Plan

904 Madison Street

Santa Clara, CA

Year 1

- Replace current asphalt shingles on roof with asphalt shingles to prevent leaks and water damage
- Replace sprinkler system to fix leaks and potential for rot in foundation
- Paint deck to prevent rot
- Perform general maintenance as needed

Year 2

- Prep and paint interior of the home and seal any holes created for facilities that are no longer used to prevent wood rot and damage
- Monitor windows for leaks or damage
- Conduct termite inspection and remediation as necessary

Year 3

- Repair and add rain gutters as needed to ensure water flows away from the foundation
- Monitor windows for rot leaks or damage
- Perform general maintenance on the home as needed

Years 4

- Paint the exterior of the home to preserve wood exterior. Repair any damages to the external structure as needed
- Monitor windows for leaks or damage
- Conduct termite inspection and remediation as necessary

Years 5- 6

- Replace front door to eliminate air and water leaks, repair any rot in the door jam
- Monitor windows for rot
- Perform termite inspection and remediation as necessary
- Perform general maintenance on the home as needed such as cleaning gutters and washing the outside of the home

Years 7 - 8

- Replace fencing to help restrict animal access to the house
- Monitor windows for rot, update weatherproofing as necessary
- Update wiring in upstairs, to be code compliant

- Perform general maintenance on the home as needed

Years 9 - 10

- Inspect foundation and adjust level of the house if necessary
- Monitor condition of roof, repair as necessary
- Inspect surrounding trees for rot, potential damage to home
- Monitor windows for rot, update weatherproofing as necessary
- Perform general maintenance on the home as needed
- Perform termite inspection and remediation as necessary