Alpine Villa — Building Renovation Summary

Major Refurbishment (2007–2008)

The Alpine Villa underwent comprehensive exterior and interior renovations totaling over **$1.2 million**.

Building Exterior

• New fiber cement board siding

• New windows

• New patio doors

• Complete exterior re-cladding (building stripped to studs; damaged wood replaced, insulation upgraded, and all work inspected and approved by engineering firm and city inspector)

• New building wrap and rain-screen waterproofing system

• New decks and surface coating

• New 30-year Firestone roof

• New exterior steel doors

• New exterior common-area locks

• Upgraded structural beam beneath the building

• Replaced sump pump and remediated drain field in crawl space to prevent flooding

Building Interior

• Plumbing: All original galvanized supply lines removed and replaced with new water lines throughout, improving water pressure and purity

• Paint: All hallway walls, doors, trim, and rails repainted

• Trim: New trim throughout all hallways and stairwells

• Mailboxes: New high-security mailboxes

• Elevator: Replaced 1967 hydraulic lift with a modernized system meeting current code; includes seismic safety valve, new hydraulic pump system, and upgraded cab interior

Information provided as a courtesy and not warranted by seller or listing broker. Buyers are advised to verify all information independently.