

2974 Silverado Trail North, St. Helena

Property Notes

Main House

Sellers purchased the property in March 2014 with the intent to remodel/tear down the existing “main house” and build a new home with screened porches, a pool, garage and remodeled guest house. Per prior owner, the main house is a combination of two manufactured homes. The main house is in very poor condition, possibly uninhabitable. Outside decking, porches appear unsafe and hazardous. The electrical in portions of the house is inoperable and/or incorrectly installed – e.g. there are extension cords for the living room and kitchen light fixtures. The plumbing is part copper – part iron causing the copper and iron both to degrade (electrolytic reaction). It is Sellers’ understanding that portions of the main house and the carport were constructed without permits. Please note: the prior owner harbored multiple cats and there is residual odor, etc., from cats.

During lease back to prior owner, the main house received some work in an effort to make the house safe for occupancy. This was also to prepare for renovations before further issues led to the decision to tear down:

- Complete new composite roof (Lifetime GAF architectural tile), to include replacing plywood as needed
- Retaining wall across the back of house with French drains for water control and soil erosion mitigation
- New 4” x 12” beam across the back floors anchored to new retaining wall to support unwarranted office and screened porch.
- Trimmed trees that were over house and weak trees surrounding house, work performed by licensed Arborist, Pacific Tree.
- Cleared underbrush under the grove of trees off deck and cleared front meadow of materials and wild blackberry bushes

Since purchasing the property in March 2014, Sellers have undertaken and paid for the following pre-building preparatory work and expenses:

- Architectural plans at the 80% stage –needs detailing, finish specifications, mechanical systems design, structural design completion, civil engineering completion, owner sign off and final quote for county and bank approval.
- Complete Soils report for building new home and geotechnical review for retaining walls.
- Landscaping plan for property with sound mitigation features and View Shed plan for county permits

- Certified survey showing meets & bounds, topographical, site utilities, vegetation.
- Lab tests for water system – no issues
- Well inspection – 2014 (pump at 230ft, water level at 65 feet, draws at 25Gpm). Retested with new variable pump at same rates.

Except for the architectural plans, which are subject to use restriction agreement between Sellers and Lail Design Group, the foregoing documents will be provided to Buyers during Buyers due diligence period. Per the Architect, they are willing to continue the project and not require the buyer to start from scratch or pay for work already completed – buyer to independently confirm.

Guest House

Sellers renovated the guest cottage in 2014/2015, with ongoing landscaping:

- Sheathed entire home to include new insulation, Tyvek and siding.
- Painted 100% inside and out of cottage
- Installed permitted and Net-metered electric grid backed SunPower 6.4kWh solar with owner accessible monitoring system. This system is owned and conveys with no costs, complete with 23 years remaining on the warranty. Buyer to independently confirm.
- New roof
- Upgraded cottage electric with a heavy up during Solar install, validated wiring in home at same time
- Installed new retaining wall behind cottage and in front, covered with St Helena natural stone. These were installed for soil control, water management and the upgraded appearance.
- After permitted Solar, electrical and Solar work was inspected, the County has grandfathered the cottage from a 'outbuilding/garage' to a dwelling of 2 bedrooms, 2 baths.
- Remodeled Kitchen with refinished cabinets, deep stainless sink, new Granite counters, unique cornered Microwave and, Frigidaire Professional Dishwasher, Stove and Refrigerator
- Remodeled *ensuite* Master Bathroom with new plumbing, Italian tile floors and shower, glass with marble inlays, double sink vanity and custom glass enclosure.
- Remodeled second full bath with new plumbing, new Italian tile and custom glass shower enclosure
- New hardwood engineered flooring through out
- Replaced all plumbing fixtures with new low flow toilets, sinks, faucets, et al
- Installed a Rheem 8.4gpm tankless water heater
- Expanded washer/dryer area to be enclosed and allow for new propane dryer/washer combo unit with new plumbing.
- Remodeled open ceiling in living room and replaced standard 2x12 trusses with 4 x 12 finished beams

- Rebuilt and permitted covered screened patio with bricked floor and lighting
- Installed small pond with fountain (frog fountain does not convey)
- Installed 6'x12' raised gardening bed
- Replaced all lighting with energy efficient LED based lighting, handmade artistic pendants over the kitchen bar
- Custom handmade Murphy bed/desk unit in Guest Bedroom/Den. Utilizes a standard full-sized mattress
- New Propane furnace and HVAC

