

General Information
1061 Monterey Ave, Berkeley

History

The current owner bought the home in 1998, and has made substantial upgrades. She is now selling to embark on an extensive travel adventure.

Year Built

1918

Square Footage

House: 1,308

Lot: 3,015

Roof

The roof is a composite shingle material.

The front porch roof, the portion of roof under the solar panels, and the gutters and downspouts were replaced around 2000.

The garage roof was replaced in May of 2008.

The remaining portion of the roof predates the owner.

There are no leaks or problems with the roof that the owner is aware of.

Electrical and Solar

The current owner invested about \$25,000 in a solar system for the production of electricity around 2000.

At the same time, the main electrical panel was replaced. Not all of the circuits within the home are served by the solar system. Some still run from the utility company power, through the main panel. There is a sub-panel for the solar circuits in the pantry.

Many of the circuits are grounded. There are two outlets, one in the living room and one in the second bedroom, which have 3-prong receptacles but are not grounded.

The owner also co-owns an emergency generator with the rear neighbor.

Foundation and Seismic

A seismic retrofit was professionally installed, by permit, in 1998.

The foundation is probably original. It appears to be in good condition, and has no defects that the owner is aware of.

Plumbing

The interior plumbing contains some original galvanized pipes and some copper pipes that were upgraded by the previous owner. There are no problems with the plumbing system that the owner is aware of.

Sewer Lateral

The sewer lateral had been inspected by Central Plumbing and Router. In order to comply with Berkeley's Sewer Lateral Ordinance, the lateral must be replaced. Central Plumbing and Router has provided an estimate of \$2,900 for compliance.

Heating

A new central gas furnace was installed around 1999.

Fireplace

A new wood-burning fireplace insert was installed around 2000. At the time, the chimney was inspected and no repairs were needed.

Laundry

There are washer and gas dryer hookups in the half bath off the pantry.

Office

This property is a legal 3-bedroom home and has been marketed accordingly. The 3rd bedroom, measuring approximately 6'10" by 11'6", has been customized as an office by the current owner, including new dual-pane windows, new light fixtures, new electrical outlets, built-in shelving, refinished wood floor, and a custom wraparound desk with two work stations. The safe in the office closet is included in the sale.

Satellite and Cable

The property is currently served by Comcast's 3-in-1 TV, telephone, and internet service.

Security

An ADT system is installed at the property, but is not currently active.

Drainage

The owner invested around \$18,000 in the rear patio and walkway around 2005. A new drainage system was installed as part of this project.

Yard Irrigation

There is an automatic irrigation system serving both the front and rear yards.

Appliances

The washer and dryer are included in the sale. They predate the owner but work very well. The Amana refrigerator, purchased in 2007 for around \$1,600, is included in the sale. The gas stove, which also predates the current owner and works well, is included in the sale.

Pest Control

Section I clearance by Charles Mayer dated 02/08/2008.

Transportation

An express bus to San Francisco stops at the corner. Easy access to freeway from Marin Ave.

