



IMPROVEMENTS/REPAIR HISTORY OF 6590 OAKWOOD DRIVE, OAKLAND

July 2006 – New PVC membrane roof was installed, including all balconies. The original membrane roof was showing premature deterioration and there were known issues with the manufacturer. The roof was replaced before any leaking occurred by Alliance Roofing.

December 2015 – The water heater serving the radiant heating system was replaced by Lunt Marymor.

February 2017 – Sump pump and under house drainage system was installed to assure that in the event water gets under the house it will be drained away to prevent intrusion to the house. Work was done by Winfield Construction. This was done in response to the roof drainpipe joint separating and water getting under the house, the pipe joint was repaired.

September 2018 – Skylight system in the upstairs hallway was refurbished, work was completed by Collier Windows.

May 2019 – Asphalt Shingle roof over the bedroom was replaced by Moran Roofing.

December 2019 – Exterior of the house was painted by Rayco Painting.

March 2021 – Sisal carpet on stairway was replaced.

June 2021 – Interior walls were painted.

March 2022 – Sewer Lateral was replaced by Rooter Solutions.

August 2022 – Carpet on upper level was replaced.

December 2022 – In the December storms a leak occurred on the stairway below the half-bathroom. Portions of the stair and sheetrock wall finish over the cement we removed to expose the wall. A cold joint was discovered and a small area was leaking. Applied Waterproofing Systems ground out the joint and filled it in with a hydraulic cement product and waterproofing over that. There was no further leaking in the subsequent storms.

May 2023 - Most of the interior painted, decks stained and 5 light fixtures added.