



SPECIFICS ABOUT THE EAST BAY PROPERTIES

The East Bay has a long and varied history that dates well back before the 1840's. While most of the buildings here were constructed later than the "Gold Rush" era, many have withstood the test of time and date back to the turn of the previous century, from the early 1900's into the present day.

The design and construction style of this earlier period has created unique buildings that often reflect the past history of the original occupants, and architecture that came from other parts of the world. As times changed, and the craftsmen became production specialists, opportunities for "creative construction" abounded. We now have an eclectic blending of old with new, and the occasionally outrageous thrown in for good measure (have you seen the Snail House, or the Nautilus House in Berkeley?).

What this has become to the home buyer or owner is a supreme challenge in determining what has happened, and whether the work or modifications are adequate or substandard. In today's market, this requires a building "guide" with a background as varied as the buildings from which they came.

For more than 25 years, we have been looking at, evaluating and providing written reports that detail the items within and around these older buildings that offer such unique character and charm. What does it mean when you find gas piping in the ceiling, and on top of older 2x4 ceiling joists? Is it important to be concerned about the three layers of roofing installed over the rafters that are farther apart than now allowed? How about the older, original foundation that rests upon expansive soil that is common in the San Francisco Bay Area? Is the stucco applied over Berkeley siding, or more typical "chicken wire". Do you need to replace all of the knob and tube wiring in the building? What is a hopper drain and is it still in use?

There is no "average" house that we see over and over again. Each building is a unique structure with a varied and interesting history to tell. We can help you find out about its history, and give you a better idea of what to expect in the future. This information can help you more wisely allocate funds and better allow you to create the home within which you wish to live.

We are home owners as well, and realize there is no "perfect" house. We are specialists in older buildings that have unique, exciting and interesting histories that are waiting for the right person to accept their stewardship. We would be pleased to help explore with you, and to help you learn more about your home or business!