



**HOME
REPAIR
RESOURCE
CENTER**

maintains and strengthens the houses
of Cleveland Heights to support the
community's rich diversity.

Celebration and Open House

3795 Berkeley Renovation

by **Home in the Heights**

Sunday, November 21, 2010 - 2 to 4 p.m.



Home Repair Resource Center

HRRC's programs help residents complete repairs to their homes (both do-self and contracted); advocate for improved housing; provide financial assistance, individual counseling and financial literacy classes; and assist homeowners faced with foreclosure.

To complement our **Home in the Heights** initiative, HRRC developed a Home Buyer Education Program to prepare potential home buyers for successful home ownership. In addition, a downpayment assistance program for low- to moderate-income buyers is now available through HRRC and the City of Cleveland Heights. Qualified buyers are eligible for up to \$10,000.

HRRC's financial education and budgeting classes, as well as our popular hands-on repair workshops, have been attended by hundreds of Cleveland Heights residents. HRRC's Tool Loan and Resource Library also help homeowners maintain their homes and improve neighborhood property values.

Home Repair Resource Center is a nonprofit organization supported by individual contributions. To learn more or to make a donation, call (216) 381-6100 or visit www.hrcc-ch.org.

Addressing the foreclosure crisis...

Reducing the number of vacant, uninhabitable homes in Cleveland Heights is an important part of HRRC's mission. At **Home in the Heights**, our objective is to renovate vacant homes that can then be sold to owners who will occupy them and be responsible neighbors.

Homes renovated by **Home in the Heights** feature high energy efficiency and low maintenance costs, with new kitchens, bathrooms, and numerous other improvements. Construction utilizes green technology, high-quality materials, and superb finish detail to match neighborhood and community standards.

Renovating vacant homes and selling them to responsible owner/occupants protects neighborhoods and improves property values for residents throughout Cleveland Heights.

3795 Berkeley Renovations

Exterior renovations

- Removed large silver maple in front of house & large oak in back of house, and trimmed all trees and shrubbery as needed
- Repaired backyard fence and installed new driveway gate
- Leveled front entrance walk
- Snaked and repaired all sanitary and storm sewers
- Installed new concrete driveway
- Installed new house roof, using 30-year dimensional shingles
- Installed new gutters and downspouts, replacing all fascia boards
- Installed new storm doors at front and side entrances
- Repaired siding as needed
- Removed exterior door from back bedroom
- Tuck pointed masonry (including chimney), as needed
- Replaced all windows (E)
- Painted entire exterior

House systems

- Installed security system
- Replaced all water supply lines with copper
- Replaced 95% of drains
- Upgraded electrical system to code
- Installed 95%-plus furnace (E)
- Installed whole-house air conditioning
- Installed energy-efficient, direct-vent hot water tank (E)
- Replaced all light fixtures
- Installed compact florescent lamps where possible
- Installed insulation as needed, including in kitchen & bath (E)

Interior Renovations

- Refinished all hardwood floors
- Re-plated all interior door hardware upstairs
- Replaced all interior door hardware downstairs
- Removed and replaced all toe kick molding throughout house
- Repaired all plaster as needed
- Prepared and painted entire interior

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(3795 Berkeley Renovations, continued)

Kitchen

- Guttled walls and ceiling to the studs
- Rewired entire kitchen
- Installed insulation and drywall
- Installed new cabinets and counters
- Built in combination broom closet and pantry
- Installed new plumbing fixtures
- Installed dishwasher, microwave and disposal
- Installed new bamboo floor

Full Bath

- Guttled walls to the studs
- Rewired entire bathroom
- Installed insulation (E)
- Installed exhaust fan
- Drywalled entire room
- Installed new plumbing fixtures, including tub
- Installed ceramic tile on tub enclosure and floor
- Installed vanity with granite counter
- Installed mirror and hardware

Half Bath

- Guttled two walls and ceiling
- Replaced studs for two walls
- Rewired entire bathroom
- Installed exhaust fan
- Installed new plumbing fixtures
- Installed drywall
- Installed mirror and hardware
- Installed new bamboo floor

Recreation Room (basement)

- Guttled all drywall
- Lined exterior walls with two-inch insulation board (E)
- Drywalled all walls and ceiling
- Installed carpet

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(3795 Berkeley Renovations, continued)

Third floor

- Installed carpet
- Repaired drywall & painted

Enclosed Porch

- Replaced floor and floor joists
- Replaced interior step
- Repaired or replaced storms and screens
- Repaired walls as needed
- Carpeted floor with indoor/outdoor carpeting

Garage

- Installed concrete curbs and garage floor
- Installed new man door
- Installed new 30-year dimensional roof, gutters & downspouts
- Installed electric opener for garage door

Note: Items marked with (E) qualify for the Energy Tax Credit.

Project Volunteers

Mike Adams
Pat Dillard
Reggie Evans
Mike Gaynier
Carl Goldstein
Eric Gulley
David Hunter
Susie Kaeser
Bill Patterson
Alex Pesta
Ted Rose
El Saviers
John Sobotincic

Sustainable Restoration

Reduction in energy and water consumption

- Replacement of all windows (E)
- Installation of new storm doors
- Installation of 95%-plus furnace (E)
- Installation of direct-vent, energy-efficient hot water tank (E)
- Installation of light fixtures using CFL (compact fluorescent lamps)
- Installation of insulation as needed throughout the house (E)
- Installation of new microwave, dishwasher and disposal
- Installation of two-inch insulation board on exterior basement walls
- Installation of new dishwasher
- Installation of water-saving toilets
- Installation of water-saving shower faucet

Use of sustainable materials

- Installation of bamboo flooring in kitchen and half-bath

Re-use of original building materials and features

- Repair of existing garage with new wall plates, floor, roof, gutters, downspouts and man door
- Replating of 16 pairs of hinges and 12 lock sets, instead of replacement
- Restoration of original interior doors and front entry door
- Repair of existing plaster wherever possible, rather than replacement
- Repair to rear porch enclosure

Recycling of salvageable materials

- Donation of all usable plumbing fixtures, light fixtures and cabinets to Habitat for Humanity ReStore
- Segregation of all scrap metal for recycling

Note: Items marked with (E) qualify for the Energy Tax Credit.

Warranty

- The buyer will be provided a one-year unconditional warranty

Contractors for the Project

AAA Flexible Pipe (George Del Calzo) – snaked & repaired sewers

Alpine Builders (Reginal Starnes) – siding

Astro Painting (George Karnavas) – painting

Baran's Quality (John Baran) – garage man door

Big Creek Plumbing (Chester Jones) – plumbing

Carter Lumber (Mike Franz) – framing & finish lumber

Civic Builders (Dave Fragapane) – general contractor

Cleveland Lighting (Marty Bursky) – all light fixtures

Custom Design Countertops (Dave) – countertops

Dominic Plumbing (Ted Iacobucci) – electrical

Ed Giffin – repaired garage

Exterior Shutters – shutters

Friend's Ornamental Iron Co. (Jim) – front entrance railings

Great Lakes Fence Co. (Jon Klaczik) – repaired fence

Heights Hardwood Flooring (Dave Kious) – hardwood floors

Herczog Heating & Air Conditioning (Ted Herczog) – furnace & air conditioning

Ken's Parkhill Roofing (Ken Romanini) – roofing, gutters & downspouts

Mike Sabetta & Son (Mike Sabetta) – landscaping

Olympic Contractors (Rich Krzemien) – cement

Prime Services (Wallace Brown) – garage catch basin

RCM Flooring (Bob Miceli) – carpeting & ceramic tile

Samber Home Remodeling (Craig Samber) – all carpentry

Smooth Door (Mark) – repaired overhead garage door

Standard Plating (Jim Strickler) – plated door hardware

2010 Board of Directors Home Repair Resource Center

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Pam Barr
Reggie Evans
Katie Feldman
Mike Gaynier
Carl Goldstein
Diana Holly
Susan Kaeser

Loretha Knight
Alex Pesta
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John Reece
John Rinaldi
Jim Roop
Jessica Schreiber
Jacquelyn Williams

Home in the Heights

is a subsidiary of Home Repair Resource Center. Our objective is to renovate vacant homes and return them to the community in excellent condition, with owner/occupants who will be responsible neighbors.

Advisory Board

Mike Adams, Chair
Mike Gaynier
Carl Goldstein
David Hunter, Volunteer Project Manager
Al Kuntz
John Sobotonic
Kathryn Lad, HRRC Executive Director



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