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**712 IRONBARK CT. ORINDA**



Offered at \$1,389,000  
Orinda Woods; experience amazing views from the front porch. The home features 3+ bedrooms, 2.5 baths, 2,350sf on a 1/3 acre lot, new hardwood floors, windows and built-ins. Great Interior Colors. Call Deb at 925-381-0325 or Call: (925) 283-7000

**711 BUCKINGHAM COURT WALNUT CREEK**



Offered at \$1,049,000  
Well-priced Northgate home with desirable cul-de-sac location plus 4 bedrooms, 2.5 baths and over 2,600sf on a single level. Beautiful backyard with pool, patio and large lawn. Fabulous Granite kitchen.  
Call Jim at 925-962-6101 or Call: (925) 283-7000

**163 HOOKSTON ROAD PLEASANT HILL**



Offered at \$389,900  
Bank Owned. Excellent price for a 3 bedroom with large yard! Updated kitchen, some dual pane windows, 2 car garage. \$2,500 credit to buyer for closing costs! Call Jennifer at 925-382-7484 or Call: (925) 283-7000

**20 MUTH DRIVE ORINDA**



Offered at \$1,150,000  
Spacious, upgraded 4 bd, 2.5 ba, 2,200sf home on a 3/4 acre lot. Close to downtown & BART. RV parking, low maint. grounds, granite counters & gas cook-top. Call Jennifer at 925-382-7484 or Call: (925) 283-7000

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**Tried and True Tips and Vendors**

By Dana Green, Realtor, J. Rockcliff Realtors, Inc.

**Home and Termite Inspections**

Inspecting your property frequently will allow you to head off problems before they become a real burden and expensive nuisance. This is something you should do annually whether or not you plan to sell your home. Walk the perimeter carefully checking the general condition of the siding, trim, and eaves, particularly behind bushes that may obstruct easy viewing. What do you see? Along the way, make a list of items of concern, and record your observations. If you see anything out of the ordinary, (large gaps, cracks, sagging or sloping of floors, etc.), make note and consider calling an accredited property inspector. Aside from a qualified evaluation of the conditions that you recorded, a professional

home inspector can often discover other important issues that have gone unnoticed. A typical inspection will cost \$350 to \$500. This will pay for itself quickly if a problem is caught early!

The over-all safety of a building is only one of the main concerns of a trained inspector. They are also evaluating performance of key components (roof, foundation, heating systems, etc.) and electrical issues. Adverse conditions inside an electrical panel such as improper wiring and faulty connections can result in an electrical fire. Poor roof conditions, improper functioning of the heating system and leaks in the plumbing are just a few examples of other issues that can be discovered by a home inspector.

As it is not a particularly glamorous job, don't forget to crawl under the home or visually inspect the attic space. Both areas have structural significance and should be professionally evaluated to maintain their condition. Excessive settlement can be caused if the grading around the outside of the home is found to have too much moisture.

Lastly, it is also important to check your house for dry-rot and/or termite activity. It pays to recognize the signs

of infestation and carry out a termite inspection every 1-2 years. An average termite inspection runs between \$185-\$250. Some of the signs to look for are termite swarms coming out of hidden spots. Or, if you have just finished a remodeling project, make sure the contractor did not leave abandoned wood scraps or material, commonly called cellulose debris, in the crawl space. These materials create the perfect environment for termites. Again, if you think you have a problem, call in

the professionals.

**Tried and True Vendors:**

Kimmell Inspection Services  
Bob Kimmell  
P.O. Box 1148  
Alamo, CA 94507  
(925)872-9004  
Bob@KimmellInspection.com  
www.KimmellInspectionServices.com

Q Termite, Inc.  
4861 Sunrise Dr. #107  
Martinez, CA 94553  
(925) 229-1481  
QTermite@SBCGlobal.net



Dana Green, a Lafayette native, is a Lamorinda Real Estate Specialist. Dana can be reached at (925) 339-1918 or danagreen@rockcliff.com

**Beautiful Bentley Building**



Design by Kava Massih Architects, watercolor rendering by Robert Becker

He also commented that there have been some changes along the way. The massive three-story stairway was adjusted to include student-friendly spaces with lots of planters and seating areas. Some sections of the roof will be changed to be more green, and help the project with its LEED

(Leadership in Energy and Environmental Design) certification. The interior walls facing the plaza will be all glass, letting in a significant amount of natural light, while giving teachers three other classroom walls for whiteboards, maps, and student projects.

The proposed building is

continued from page 2

for students in grades six through eight, who are currently at the Hiller Campus in Oakland.

"At this point we're in the middle of a capital campaign which is going very well," said Melissa Rosengard, who is President of the Bentley School Board of Trustees. "We've had

lots of support from the community," she added. If fundraising falls short, the school can borrow money, "that continues to be an option."

If all goes well, Rosengard anticipates construction starting in 2009, with completion approximately a year later in 2010.

**Lamorinda Home Sales continued**

<b>LAFAYETTE</b>	Last reported: 4
LOWEST AMOUNT:	\$1,000,000
HIGHEST AMOUNT:	\$1,925,000
<b>MORAGA</b>	Last reported: 8
LOWEST AMOUNT:	\$260,000
HIGHEST AMOUNT:	\$1,059,000
<b>ORINDA</b>	Last reported: 0
LOWEST AMOUNT:	\$0
HIGHEST AMOUNT:	\$0

Home sales are compiled by Cal Resource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California Resource. Neither Cal Resource nor this publication are liable for errors or omissions.

**LAFAYETTE**

1408 Meadowlark Ct., \$1,925,000, 3 Bdrms, 1909 SqFt, 1958 YrBlt, 12-27-07

218 Ruth Court, \$1,230,000, 3 Bdrms, 1380 SqFt, 1950 YrBlt, 12-28-07

1218 Sunrise Ridge Dr., \$1,115,000, 5 Bdrms, 2972 SqFt, 1998 YrBlt, 12-28-07

3293 Sweet Drive, \$1,000,000, 4 Bdrms, 1658 SqFt, 1952 YrBlt, 12-28-07

**MORAGA**

117 Ascot Court #A, \$419,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 12-11-07

119 Ascot Court #7, \$548,000, 3 Bdrms, 1320 SqFt, 1970 YrBlt, 12-28-07

1997 Ascot Drive #C, \$405,000, 2 Bdrms, 1124 SqFt, 1975 YrBlt, 12-31-07

2079 Ascot Drive #138, \$260,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 12-28-07

2121 Donald Drive #9, \$270,000, 2 Bdrms, 756 SqFt, 1963 YrBlt, 1-2-08

651 Moraga Road #14, \$480,000, 3 Bdrms, 1394 SqFt, 1962 YrBlt, 12-16-07

1913 St. Andrews Dr., \$1,059,000, 3 Bdrms, 1880 SqFt, 1978 YrBlt, 12-28-07

132 Whitethorne Dr., \$1,000,000, 3 Bdrms, 1909 SqFt, 1966 YrBlt, 12-28-07

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