

**6854 VALLON DRIVE
RANCHO PALOS VERDES
REMODEL DETAILS**

In summary, a complete gut renovation of the house, taken down to the studs. Everything completely new inside and outside except framing and foundation. Small addition to house at kitchen. All work permitted/inspected by city as required.

INTERIOR

Electrical/Plumbing/Heating and Cooling/Venting/Appliances

- Completely new electrical system, just like a new house: complete rewire of all circuits in entire house, all new LED recessed lighting in all rooms throughout the entire house, new high end light fixtures (i.e. Restoration Hardware, etc.). New 200 Amp Panel at side of house, additional new sub-panel in garage. Low voltage and cable pre-wire. New buried electrical conduit to connect power to house
- Completely new plumbing system, just like a new house: all new hot and cold water lines entire house, new gas lines, completely new sanitary pipes under house, and new underground sanitary pipe to sewer under street; new cast iron risers between first and second floor, new tank less water heater with recirculation pump; completely new plumbing fixtures (i.e. sinks, faucets, toilets, shower dials and showerheads, garbage disposal
- Completely new heating and air conditioning system, just like a new house. 3 zone climate control (downstairs, upstairs, master bedroom) with two air conditioners/compressors, two heaters to ensure plenty of power for cold or hot days. All new vents for hot and cold air throughout house. New venting in bathrooms, laundry room and in kitchen
- All new high end appliances , i.e. Wolf 48 inch duel fuel range/twin ovens, sub-zero French door refrigerator/freezer, Bosch quiet dishwasher, Sharpe microwave drawer, Sub-zero wine refrigerator, LG Washer and Dryer

Drywall/Paint/Insulation/Interior Doors/Casing/Closets/Flooring/Windows/Fireplaces

- All drywall removed, completely replaced with new 5/8 inch thick drywall on all walls and ceilings throughout entire house. Taped/primed/painted to very high standard of quality to ensure smooth high-end finish.
- All new insulation everywhere throughout house: in attic, in all exterior walls, interior walls, and in floor between first and second floor.
- All new top price Loewen brand windows, patio doors, French doors. Al aluminum clad wood (Douglas Fir). Includes a four panel bi-fold door in kitchen.
- New Tongue and Groove Ceiling in Living Room, Dining room, kitchen and downstairs hallways
- All new interior doors. All new closet doors. All doors high quality solid core, with high end brushed nickel hardware.

- Top quality “Monarch Plank” brand wide plank European Oak engineered hardwood flooring throughout the entire house, all rooms upstairs and downstairs (except bathrooms and laundry room).
- Casing around all interior doors and closet doors, base molding throughout entire house, casing around all windows
- Closet system installed in all bedroom closets; high end custom closet system in walk-in master closet
- New fireplace mantles and hearths in both fireplaces

Custom Cabinets, tile, glass, stone slabs

- Fully custom cabinets throughout house, in kitchen, kitchen island, dining area, laundry room and all five bathrooms. Top quality construction, soft close hinges
- Custom glass shower doors in all bathrooms
- Completely new tile in all bathrooms and showers
- New high end and durable engineered stone slabs on kitchen island, all kitchen counters, on cabinets in dining area, in laundry room, and in all five bedrooms

EXTERIOR

- Siding: all plywood on exterior of entire house, new Tyvec waterproof wrap entire house, new metal flashing, new Hardy Artisan lap siding and Hardy board and batten siding, sanded/primed painted to highest standard
- Roof and rain gutters: all new waterproof membrane underlayment; all new metal roof; all new rain gutters and downspouts matching roof metal
- New wood front door with side lights
- All new garage door, painted to match house; new garage door opener equipment
- All new landscaping front, back and side yards. All new sprinkler system for landscaped areas
- Pool and Spa: completely refinished pool and spa surfaces, with high quality quartz plaster finish. New waterline tile in pool and spa, new concrete coping around pool and spa. New LED lighting in pool/spa. Completely new plumbing for pool/spa, all new pool equipment (salt based system).
- New stylish lighting fixtures on front back, and sides of house
- New paver stones on driveway, walkway and under front porch in front yard; New pavers back porch, throughout pool area in backyard and east side yard; new paver porch in west side yard with stepping stones.
- New custom built wooden gates front/side yards; newly stuccoed walls in back and side, and front yard
- 24 inch frameless glass fence on back wall; frameless glass fence on exterior upstairs deck (off master bedroom)
- All new underground drainage pipes in back yard/sideyard; rain gutters tied in to underground drains