

Upgrades and Improvements to Big Bear Home List for Karen

Between 2008 and 2010:

- Tore home down to the studs, expanded from 1,307 sq feet to 2,283 square feet by adding primary bedroom, dining room, laundry room and entry room downstairs and adding large bathroom upstairs. Reconfigured downstairs and upstairs layout/stairway and added half bath downstairs. Enlarged kitchen, created primary ensuite bathroom downstairs. Expansion allowed connecting house to garage.
- All new plumbing, all the way to the street for water and sewer
- New footings under stairs, for greater earthquake safety
- All new electrical including new larger circuit box
- All new can lights
- New roof
- New insulation in all walls, ceilings and floors
- Two new forced air central heating systems (one for each floor)
- New tankless water heater
- All new dual pane windows and doors
- All new carpets and floors; refinished original Douglass Fir floors in upstairs bedrooms
- New window coverings in all rooms (Silhouette roller shades in primary bedroom and upstairs bathroom, wood blinds elsewhere)
- New fixtures throughout house (lights, plumbing, etc.)
- New appliances for kitchen and laundry room
- New granite counters in bathrooms and kitchen
- Custom cabinets in kitchen and all bathrooms, cabinet maker also custom built upstairs banister
- Reinforced walls/ceilings of garage with shear walls for earthquake safety
- New garage door, new garage door opener, new storage area above the garage with pull-down ladder for access
- New stamped concrete patio behind the house and driveway and entry walk in front of the house
- Added electrical outlets outside in eaves (for Christmas lights) and at knee level
- Added solar tubes (2 in primary bath and 1 in upstairs hallway landing)
- Added rock wall around front door, rock wall around primary bedroom fireplace
- Added quick connect gas piping to outside patio in back (for BBQ)

- New raised deck (Evergrain faux wood for durability and low maintenance) in front of the house
- Converted wood burning fireplace in living room to a gas fireplace
- Installed gas remote controlled fireplace in primary bedroom
- Built-in Sonance speakers in 4 rooms inside and also on deck and back patio
- Purchased BBQ grill
- Added rain gutters on all sides of house
- Wired alarm system for all doors and windows along with glass-break alarm and fire sensing alarm—all tied to alarm service company

Done between 2011 and now:

- New central heating thermostats for upstairs and downstairs tied into app on phones
- Added wallpaper in dining room
- Window seat in living room (wood and pillow tops)
- Added rock in a 5 foot perimeter around the house for fire safety
- Added 12 solar lights on side of driveway
- Added Adirondack chairs/table for deck
- New landscaping (bushes and a few trees in front/back, automatic sprinklers, covered ground with weed preventive material and covered with bark)
- Added carved bear on front deck
- Installed TV, audio equipment tied to speakers
- Added wine cooler in dining room
- Security cameras on front deck and at front door