

IMPROVEMENTS LIST

INDOOR

- Home was taken down to the studs, revamped kitchen, created office/ BR4, modified closets in BR 2 and 3, added full ensuite bath in BR 2, modified powder room bath, modified master closet and bath structures
- New exterior windows and doors throughout home
- Full electrical rewire from panel throughout home and added secondary electrical panel in garage to handle load
- New insulation throughout home
- Full replumb, including removing a below slab plumbing (no potential for slab leaks)
- New energy efficient tankless water heater
- Full HVAC redo including 2 new compressors, 2 new energy efficient heat pumps (both in attic), 2 new thermostats, and new ducting and grates throughout home
- Repaired and brought 2 fireplaces current
- New porcelain tile floor throughout home
- Porcelain slab countertops throughout home and on primary bed fireplace and in outdoor kitchen
- Phylrich or Kohler plumbing fixtures throughout home
- High end light fixtures and fans throughout home
- New appliances in kitchen and bar
- White oak cabinetry throughout home except for custom cement cabinets in primary bath
- Emtek door hardware – handles, stops, and cabinet pulls throughout home
- New interior doors throughout home including new glass doors to office and new glass in all showers
- New drywall, painting, etc. throughout home

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OUTDOOR

- New wiring, transformers, and lighting fixtures are all Kitchler
- New plantings throughout yard (kept 4 trees from prior)
- New pool, spa, and all equipment
- New BBQ structure and Coyote grill
- New PurpleLeaf pergola
- New gates on all exterior openings
- New courtyard in front of home
- New concrete everywhere – driveway, sidewalks, around pool, etc.
- New irrigation system throughout yard (Water District low usage certified)
- Fascia wood treated and painted
- Exterior of home and perimeter walls painted
- Roof repaired in back to correct original install defects, and flat roofs redone and properly flashed