

	A	B	C
1	Date	Description	Contractor (if any)
2	2006	Windows and Sliding Doors Replaced but not finished	previous owner
3	2007	Windows and Sliding Doors finished and painted	owner
4	2007	Roof removed and replaced 50% new tiles and resuing existing that were in good shape	Wetmore roofing
5	2007	Breezair Wine Closet Compressor replace	owner
6	2007	ADT alarm installed	ADT
7	2007	Gas Fireplace logs replaced and gravel added	owner
8	2007	Family Room and Kitchen Blinds installed (Hunter Douglas Luminette and Silhouette)	One Stop Doors and Windows
9	2007	all 3 garage doors replaced with Sears openers	Owner
10	2007	Broken Solar Panels removed and system capped	Environmental Solar Design, Inc
11	2007	Gas line to pool completely replaced	J. Quinn Construction
12	2007	All pool mechanicals replaced	J. Quinn Construction
13	2007	all new floor and ceiling moldings added and finished	owner
14	2008	Kinetco whole house water softener installed for both hot and cold water	Special T Water Systems
15	2008	Dining Room window treatments installed (Hunter Douglas Silhouette-Living Room with cordless remote control)	Hunter Douglas Via Costco
16	2008	Powder room cabinet redone with new lighting, mirrors and fixtures	Owner
17	2008	Ceiling fans added in master bedroom and family room	Alan Paul Steven Electric
18	2009	Both furnances replaced and ducts cleaned	P&M Mechanical
19	2009	All outside outlets replaced	Alan Paul Steven Electric
20	2009	House Wired for Direct TV with all new lines run	Direct TV
21	2009	Locking Mailbox installed with concrete pad	Owner
22	2009	Outside Awning replaced and crank down sun valance added	Accent Awning Company
23	2009	Indoor light fixtures/lighting in dining room, living room, wine closet, laundry room, hallway and staircase replaced/added	Alan Paul Steven Electric
24	2009	Workbench andSears built in tool chests added in garage	owner
25	2010	All outside lights replaced with Hinkley solid brass lights from Maris Lighting.	Owner
26	2010	Pool completely replastered, retiled, mastic and deck dividers replaced and pool lights replaced	J. Quinn Construction
27	2010	Master bedrom blinds replaced (Hunter Douglas)	Hunter Douglas Via Costco
28	2010	Master bedroom upholstered valances and tie backs added	owner
29	2011	Gas Hot Water Heater replaced	Jacot Plumbing

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1	Date	Description	Contractor (if any)
30	2011	Complete Upstairs remodel: All flooring replaced with Hickory hardwood. kitchen and pantry completely remodeled with cherry cabinets with soft close, new gourmet appliances and filtered water spigot added. Kitchen and family room lighting replaced with LED lighting. Wet bar replaced with new sink and water filter spigot as well as new beverage refrigerator. Family room cabinets redone and furniture quality painting completed and pull-outs/file drawer added. Television lines and surround sound lines run with tv mounting on fireplace added. Hallway buffet and laundry cabinets redone and new countertops added. New laundry room sink and plumbing for washer/dryer installed. Indoor stairs and rails replaced. Master bath completely remodeled with all new everything including cherry cabinets and all new fixtures, shower, tub, toilet, sinks, etc. Master closets redone. New attic pulldown added in laundry room.	Karel Baru Contractor Robyn Manger at Beach Kitchens designer Staircase and rails by Custom Stairs and Moldings (Kieran Friel) Plumbing by Service Plumbing (Danny) Closets and Pantry by California Closets Electric by Alan Paul Steven Electric Wood flooring by Royal Oak Hardwood Floor Co.
31	2012	In Sink Erator replaced in kitchen	Jacot Plumbing
32	2013	Upgraded existing electric box and added additional in laundry room	Alan Paul Steven Electric
33	2013	Breezair Wine Closet Compressor sent out for warranty repair and reinstalled	owner
34	2013	Front door, outside garage door, outside laundry door and downstairs bathroom outside door replaced	5 points Sashes And Doors
35	2013	Outdoor lights in planters and down stairs replace with LED lights from SoCal Lighting	Owner and Alan Paul Steven Electric
36	2013	All outdoor front and back decking and back rails replaced with maintenance free Trex. Outdoor wooden stairs from top to bottom level replaced with concrete. Led lights added on rails around pool.	J. Quinn Construction
37	2013	Front walkway and back stairs wooden rails replaced with wrought iron	Harbor Ornamental
38	2013	Pool cover and reel replaced	Owner/Amazon
39	2013	Back hill and garden landscaping redone	Design by Armstrong Garden Center. Installed by owners
40	2014	Irrigation System redone with outside shut offs upgraded/added	Stewart Jackson Sprinklers Inc
41	2014	ADT alarm panels upgraded and cameras added for smartphone access	ADT

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42	2014	Polaris 360 replaced with new model	Owner/Amazon
43	2015	Broken roof tiles replaced	Wetmore roofing
44	2015	Purchased and Installed Rachio Sprinkler Control (wifi with smartphone access)	Stewart Jackson Sprinklers Inc
45	2015	Kinetco water softener tanks and medium replaced via warranty	Special T Water Systems
46	2015	Second Master blinds replaced	3 Day Blinds
47	2015	Powder Room fan/light replaced	Alan Paul Steven Electric
48	2015	Powder room toilet replaced	Karel Baru Contractor
49	2015	Mesh gate (Life Saver V100P-5) added at bottom of patio stairs to prevent access to pool	Owner/Amazon
50	2015	Jack and Jill bathroom completely remodeled with all new everything. Second master bath heater/fan/light added and safety rails installed in shower.	Karel Baru Contractor/Robyn Manger at Beach Kitchens designer
51	2007-2016	All rooms and wood trim and built ins were repainted	owner and Karel Baru-contractor
52	2007-current	Annual Backflow testing completed and passed every year. Now done by Stewart Jackson Sprinklers Inc	Stewart Jackson Sprinklers Inc
53	2008-current	Termite inspection, treatment and contract done by Hyatt Pest Control (Orange Oil) which is now Pest Pros. Termite contract is still in place and transferable to new owner.	Pest Pros
54	Curren	Pest treatment every two months with green products	Pest Pros
55	2009-20015	All indoor switch plates and Switches replaced with designer systems as rooms were redone	Alan Paul Steven Electric