

# 6931 Vallon Drive

## New tile roof (2015)

## Renovation / upgrades include (2017 – 2018)

- All new drywall
- New insulation in ceiling, interior and exterior walls (including the garage)
- All new Kolbe windows with pull-down screens on the casement windows
- Custom hardwood floors
- Custom cabinets in the kitchen and bathrooms
- Thermador appliances: double wall ovens, refrigerator, cooktop with hood, and dishwasher
- Two walk-in closets in the primary bedroom
- Raised ceilings in the downstairs and upstairs hallways
- Polyurea garage floor
- New garage doors with LiftMaster openers
- Professionally designed landscape and hardscape
- Earthquake retrofit: additional anchor bolts and shear wall were installed, exceeding the engineer's specifications
  
- Electrical: all new wiring
  - 200 Amp main panel
  - 100 Amp sub-panel
  - 240v, 50 Amp circuit for an EV charger installed in the garage
  - Cat 6A ethernet throughout the house
  - RG-6 quad-shield coax for cable service
  - Cat 5E wiring for telephone land line
  - Pre-wired for satellite service
  
- New plumbing / irrigation
  - PEX-A throughout the house
  - New kitchen and bathroom fixtures
  - New water heater with circulating pump
  - All new drain pipes, including sewer from the house to the main city line
  - Irrigation system with eleven stations
  - Rain Bird controller
  - Drainage system in front and back yards that empties to an outlet at the curb
  
- New central heating and air conditioning (two zone system)
  - American Standard two speed furnace
  - American Standard air conditioning system (condenser and evaporator)
  - New R8 flex ductwork
  - Insulation on all ducts
  
- Comprehensive camera and security system (installed by Peninsula Security)
  - Eight exterior 4K cameras
  - 4TB NVR for local storage and retrieval of videos
  - Sensors on doors and windows
  - Control panels on both floors

## Fumigated for termites (2019)