Belfair Property additions with approximate age

House Acquired 11/2009

2009

Replaced two interior doors

Installed all new lighting fixtures including ceiling fans

Replaced all Kitchen appliances Frigidaire Gallery Stainless

Replaced Roll Up Garage Door with insulated door and lift master opener-Precision garage doors

2010

Brought in 35 loads (25 yrds each) of clean fill dirt to level east side of yard and rear for fence installation

Installed roughly 420 feet of redwood plank fence, all corner posts are 12 foot pressure treated and remainder are 8 foot pressure treated, all posts are set in concrete.

All gates are steel frame welded and powder coated

Fence was coated with two coats Thompson water seal

2011

Ran water and electric to rear yard

Built dog kennel

Poured slab extending rear porch (strip length of porch to pool deck

Built pool deck, composite decking

Installed pool-Diamond Elite 18x33-54inch depth, plastic stairs, original Pentair Pump

2012

Built Outdoor Bathroom, Pergola, Fire Ring propane with table, pour in place bar, installed clay pizza oven imported from Italy purchased from LA Ovenworks stucco and vermiculite added on top of refractory clay dome, ground and polished concrete countertops, 250 gallon septic with infiltrators, rv electric 30amp, rv sewer drain 3 inch NE corner.

Fire Ring/Table is a single pour for the top and foundation 36 inch thick concrete reinforced steel

Bar and wall are a single pour, walls are 8 inch thick, 3 foot footer

All electrical in the bar lands at panel located behind outdoor restroom

Outdoor shower is heated with electric instant hot located inside cabinet in outdoor bathroom

Sound system consists of six Klipsch outdoor 3 way speakers mounted around the pergola, powered by a Crown amplifier, fed by a Cambridge DAC, all surge protected by a Furman strip, located in the rack in the outdoor bathroom

Planted Evergreen and palm trees on west of property, installed irrigation using hunter node, dc valve, and hunter popups ½ gallon per minute

All bath fixtures are standard in outdoor restroom

Shower is rainhead with rock wall

2013

Replaced Main House septic due to failure, installed Jensen Precast 1000 Gallon tank with traffic rated lid, new leach field

Installed Mantle over fireplace

Ran HDMI to fireplace

2014

Recoated wood fence with Thompson Water Seal

Planted 4 palm trees next to outdoor bathroom

2015

5-5-2015 Eco Pool Pump Two speed 1.4Amp low/ 14Amp high and Eco Filter installed all new pool plumbing

Filter is full of zeolite DE Enhanced Sand 300lbs

2016

Replaced Crown Amplifier

Replaced pool skimmer

Remodeled master bathroom, installed new Kohler Salient porcelain over cast iron shower base, tiled to ceiling, new delta rough in valve and hardware, new kohler vanity, kohler sink, delta faucet, Kohler toilet, floor tile, new led light, new mirror. Durock was coated with mapei aqua defense. All kohler porcelain components are Mexican Sand color

Purchased Tuff Shed Premier Studio with two extra windows (4-7-16 sales order sent), finished interior with insulation, 50 amp electrical, tongue and groove cedar ceiling, led flush lighting, all walls are ¾ maple plywood with stain or paint, trimmed in oak painted black, cabinets Thomasville along back wall base, flooring shot in place Bruce engineered hardwood, connected to sub panel by SO cord.

2017

Replaced house AC Split System 7-1/2017 with York 4 ton Split System, built new pedestal base skinned with stainless steel, treated area with Endurance anti mold barrier, installed new drain for AC, water heater, and new dryer vent pipe internally.

Replaced Kitchen sink with Stainless Kohler with kohler multi spray faucet

2018

Replaced Water Heater with similar Bradford and White Defender propane 2/6/18

Replaced front door hardware, schlage lock and handle

Replaced garage door hardware.

2019

Replaced walk through gate latch and lock

Replaced pool liner with fitted 25 mil liner, 20 year guarantee from in the swim

2020

Replaced light switches and fan controllers

House has Frontier Bonded DSL to the kitchen jack 18Mbps down / 2Mbps upload. Most houses on street are on wireless internet much slower speed less reliable, master closet is wired for that as well to the pole near the rolling gate.