Property Improvements and Upgrades Summary

5492 Calarosa Ranch Road, Camarillo, CA 93012 *July 2016 through Today*

This property has undergone continuous, thoughtfully planned improvements over multiple years. Enhancements include major interior renovations, system and infrastructure upgrades, smart home automation, energy efficiency improvements, and the addition of a fully permitted accessory dwelling unit. Improvements were completed with a focus on long-term durability, modern functionality, centralized systems integration, and future flexibility.

Main Floor Improvements

Rotunda

The chandelier in the rotunda was replaced in July 2024. An electronic front door lock was installed and integrated into the Control4 home automation system in 2017. A Ring doorbell camera was installed in 2020 as part of the home's centralized security and monitoring infrastructure.

Playroom

The playroom received additional lighting with three new recessed can lights installed. Flooring remained unchanged. The room was painted prior to occupancy.

Dining Room / Office

This room was enclosed with new floor-to-ceiling doors and glass panels to function as a private office. The chandelier was replaced, and new herringbone wood flooring was installed in July 2024. The enclosure was designed to provide flexibility for office, dining, or multipurpose use.

Guest Room / Office

A ceiling fan with light was installed in 2017. This room received custom built-in cabinets and drawers replacing the original closet, along with new herringbone wood flooring installed in July 2024.

Family Room

The original fireplace and television niche were removed and replaced with a large glass gas fireplace and custom built-in shelving, designed as a single integrated focal wall. Additional recessed ceiling lighting was installed with multiple groups of can lights. New herringbone wood flooring was installed in July 2024.

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Breakfast Nook

The chandelier in the breakfast nook was replaced in July 2024. An electronic rear door lock was installed and integrated into the Control4 home automation system in 2017.

Kitchen

The kitchen was upgraded in 2016 with new KitchenAid appliances, and the oven doors were repaired. In 2017, under the cabinet, lighting was installed. Kitchen faucets and garbage disposals were replaced in 2020. A new dishwasher was installed in July 2025. A custom pull-out appliance garage was added, along with additional shelving where the trash compactor had been in 2025. These updates modernized functionality while retaining the original kitchen footprint.

Butler's Pantry

Under the cabinet, lighting was installed in 2017. A wine and soda refrigerator was installed in the butler's pantry in 2020.

Downstairs Half Bathroom

A bidet was added to the toilet.

First Floor Miscellaneous

The entire first floor was professionally painted in July 2024, except for the playroom. The rotunda was included in the repaint.

The hallway connecting the offices, kitchen, and breakfast nook was upgraded in July 2024 with new porcelain tile flooring featuring a black marble border, designed to coordinate visually with adjacent living spaces.

Second Floor Improvements

Movie Room / Theater Room

The bonus room was fully converted into a dedicated, professionally designed home theater. Enhancements include custom-built-in cabinetry, a 133-inch zero-edge projection screen, a ceiling-mounted Sony 4K SXRD home theater projector, a Yamaha Dolby Atmos 7.1 receiver,

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Polk speakers and subwoofer, a Blu-ray player, power management, a 16-port network switch, Lutron motorized window shades, and Control4 home automation integration.

The original wood flooring was removed and replaced with new carpet, and dedicated home theater seating was installed. This was a comprehensive, single-phase renovation completed in 2017 with an approximate investment of $75,000, including flooring and seating. Detailed invoices are available for this project.

Guest Room

Closet built-ins were installed, and a ceiling fan with light was added in 2017.

Children's Bedrooms (2)

Both additional bedrooms received ceiling fans with lights in 2017. Custom paint was completed in 2024. Flooring and bathrooms remained unchanged.

Laundry Room

Maintenance updates only, including replacement of the faucet and light fixture repairs. No structural or finish upgrades were performed.

Master Bedroom

A ceiling fan with lights was installed in 2017.

Master Bathroom and Closet

Custom built-ins were added to the primary closet in 2017. Also in 2017, the First Alert Security System was installed, including smoke detectors and carbon monoxide detectors, and backup cellular connectivity. Also installed a 48-port network switch and a whole-home router in the existing wiring closet in 2017. Shower plumbing was replaced in 2023 to improve reliability and performance.

Master Bedroom Balcony

Ceiling fans were installed on the upstairs primary bedroom balcony.

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Second Floor Miscellaneous

Upstairs hallways, including the back staircase, along with the primary bedroom and primary bathroom, were professionally painted in July 2024 as part of the same coordinated interior upgrade completed on the main floor. This work refreshed all primary circulation areas and the primary suite to maintain visual consistency and finish continuity throughout the home.

Garage and Utility Improvements

Main Two-Car Garage

The garage was extensively upgraded with a tankless water heater, replacing the original unit in 2018. Custom built-in white cabinetry and a built-in workbench were installed in 2018 to improve storage and functionality. Solar inverters were installed in the garage in 2022. A Tesla wall charger was upgraded and installed in November 2025. These upgrades modernized the home's mechanical and electrical infrastructure to support EV charging and solar energy systems.

Single Car Garage

Overhead wire rack storage was installed in 2019.

Exterior Utilities and RV Setup

A 120-volt 30-amp RV power hookup was added in 2022. RV water and sewer maintenance connections are available near this power source.

Irrigation and Drainage

All underground irrigation and drainage pipes on the north side of the house were cleaned out and replaced in 2017 to improve drainage reliability.

Pool and Outdoor Areas

Pool and Backyard

Pool equipment, including pumps, heaters, and the control panel, was replaced in 2017, and the pool was cleaned and sealed. Solar water heating was installed, and a handrail was added in

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2018. The backyard fire pit was removed in 2018. The built-in gas grill was rebuilt in 2016. Ceiling fans and additional perimeter lighting were installed over the grill area in 2018. A microwave Wi-Fi connection to the pool control panel was installed. The pool bathroom was remodeled in 2024. These upgrades modernized pool operations and improved efficiency, safety, and usability.

Backyard Patio

Ceiling fans were installed on the main floor backyard patio area in 2018.

Technology, Automation, Security, and Environmental Systems

The home is equipped with a centralized Control4 smart home automation system providing integrated control of audio, video, security, climate, lighting, and outdoor systems. Control4 controllers are located in the family room entertainment center and the movie room equipment rack.

Security and surveillance upgrades include seven Google Nest cameras and one Ring doorbell camera, providing comprehensive interior and exterior monitoring coverage. The original ADT alarm system was replaced with a modern integrated security system.

Climate control is fully automated, with both upstairs and downstairs thermostats integrated into the Control4 system for centralized temperature management.

Outdoor and specialty systems are integrated into Control4, including pool system controls and outdoor lighting, allowing centralized scheduling, automation, and remote management.

Whole-home audio includes Sonos amplifiers and speakers installed throughout bedrooms, offices, and living areas. Hardwired network cabling was added to most bedrooms, offices, the dining room, the entertainment center, and the movie room in 2017. Four Wi-Fi 6 mesh access points were upgraded and installed in 2025 to provide robust whole-home wireless coverage.

Accessory Dwelling Unit ADU

In 2020, an approximately 700-square-foot accessory dwelling unit was added. It includes one bedroom, a full kitchen, a laundry room, a covered patio, a large primary closet, and a pantry. The ADU was designed and built to support multigenerational living, long-term guests, or flexible use. It is fully accessible for people with disabilities, including accessible entry, a shower, and safety rails. This addition was fully permitted, and documentation is available.

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Solar System

A solar energy system was installed in 2023, consisting of approximately 63 solar panels across the main house and ADU, supported by multiple inverters. The installation was fully permitted, and invoices and documentation are available.

Appraiser and Documentation Notes

Permits and documentation are available for major improvements, including the accessory dwelling unit and solar installation. Detailed invoices are available for the home theater renovation and other significant system upgrades. Supporting documentation can be provided upon request.

Capital Improvements Summary by Phase

This property has undergone multiple planned capital improvement phases since initial occupancy. The phases summarized here represent the major, coordinated capital investments in functionality, infrastructure, efficiency, and long-term usability, and do not include smaller off-cycle or routine updates completed outside of these primary improvement periods.

Phase 1: Initial Move-In Renovation and Systems Buildout

- Completed: 2017
- Estimated Investment: $120,000 – $150,000
- Confidence: High

This phase established the modernized baseline for the home following initial occupancy, combining interior renovation, technology infrastructure, and outdoor system upgrades.

Key improvements included the professional conversion of the second-floor bonus room into a dedicated home theater, installation of structured wiring and whole-home networking, early Control4 automation implementation, and Sonos whole-home audio. Pool equipment including pumps, heaters, and control systems were replaced, the pool was cleaned and sealed, and the built-in gas grill was rebuilt. Ceiling fans and lighting were added throughout interior living

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spaces and exterior areas. Early kitchen repairs and appliance servicing were also completed during this phase.

Invoices are available for major components of this phase, including the home theater buildout.

Phase 2: Irrigation, Drainage, and Outdoor Efficiency Enhancements

- Completed: 2018
- Estimated Investment: $35,000 – $50,000
- Confidence: Moderate to High

This phase focused on infrastructure reliability, outdoor usability, and efficiency improvements.

All underground irrigation and drainage piping on the north side of the property was cleaned out and replaced. Solar heating was added to the pool, and a safety handrail was installed. Exterior lighting and ceiling fans were added to the grill and patio areas. A tankless water heater was installed, and the main garage was upgraded with custom built-in cabinetry and a built-in workbench.

These upgrades improved system reliability, reduced maintenance risk, and enhanced outdoor living functionality.

Phase 3: Accessory Dwelling Unit ADU Construction

- Completed: 2020
- Estimated Investment: $225,000 – $275,000
- Confidence: High
- Permitted

This phase added significant functional living space to the property.

An approximately 700-square-foot accessory dwelling unit was constructed, including one bedroom, a full kitchen, a laundry room, a pantry, and a covered patio. The ADU was designed and built with full accessibility features, including accessible entry, shower, and safety rails. This project was fully permitted, and documentation is available.

This addition materially expanded the property’s usable footprint and flexibility for multigenerational living or long-term occupancy.

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Phase 4: Solar Energy System Installation

- Completed: 2023
- Estimated Investment: $40,000 – $55,000
- Confidence: High
- Permitted

This phase focused on long-term energy efficiency and system modernization.

A solar energy system comprising approximately 63 solar panels and 3 power inverters was installed across the main house and the ADU. The system was fully permitted, and invoices and documentation are available.

Phase 5: Major Main Floor Interior Remodel

- Completed: July 2024
- Estimated Investment: $95,000 – $125,000
- Confidence: Moderate to High

This phase represents a coordinated interior renovation of the primary living level. Improvements included new herringbone wood flooring across multiple main-floor rooms, new porcelain tile hallway flooring with a black marble border, enclosure of the dining room with floor-to-ceiling glass doors for office use, custom built-in cabinetry within the office, a redesigned family room focal wall with glass gas fireplace and custom built-ins, chandelier replacements, and a full professional repaint of the first floor excluding the playroom.

This work was completed as a single cohesive remodel rather than incremental updates.

Phase 6: Pool Bathroom Remodel

- Completed: 2024
- Estimated Investment: Approximately $15,000
- Confidence: Moderate

This phase included a full remodel of the pool bathroom, supporting the outdoor living and pool area. While modest in scale, it represents a complete renovation rather than routine maintenance.

Phase 7: Technology, EV, and Network Modernization

- Completed: 2025
- Estimated Investment: Approximately $8,000

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- Confidence: Moderate

This phase focused on targeted technology refreshes and electrical upgrades rather than system expansion. Improvements included upgrading the home and ADU Wi-Fi network to a Wi-Fi 6 mesh system to improve coverage and performance, and replacing/upgrading the Tesla wall charger in the main garage.

Revised Estimated Total Capital Investment Since 2016

Estimated Aggregate Investment: $510,000 – $634,000

Documentation Notes

Permits and documentation are available for the accessory dwelling unit and solar energy system. Detailed invoices are available for the home theater renovation and other significant system upgrades. Supporting documentation can be provided upon request.