

31891 Paseo Alto Plano, San Juan Capistrano

Significant Upgrades to Home – February 2025

Resort Living Back yard completely remodeled from the ground up, 4 and ½ years ago, (completed October 2020), including:

- 20ft by 40 ft salt-water pool with an 8-foot-deep end, baja shelf, spa and a 3-foot rock wall
- All new pool equipment (pool equipment was recently replaced in the past year including a new pool heater installed in February 2025)
- New hardscape and artificial grass
- All new plants including a green privacy screen (trees) on all sides allowing for complete privacy
- New outdoor shower
- New and/or repaired fence/retaining wall
- New wrought iron gates and one vinyl gate
- New retaining wall and new plantings in the entire back yard

Note – the pool equipment has been recently replaced including a new pool heater installed February 19, 2025, a new pump, a salt component, new igniter and thermostat for the pool (in the last year), a new filter pump, a new transformer for the outdoor lights and the pool was drained two months ago, cleaned and refilled. The approximate cost for the new equipment was \$6,918.

Additional Upgrades (not all inclusive)

- Wood floors and new baseboard and trim installed throughout the home in 2021
- New garage doors installed in 2013
- Bedroom remodel (including new closet) 2013
- Canned lights installed throughout the entire home 2017/2018
- New fire door to garage installed October 2016
- New electrical panel installed September 2020
- New air conditioner and heater, including all new wiring, installed 2019
- New thermostat and new wiring to thermostat and new circuit board for heater installed July 2024
- New tankless water heater installed October 2020
- New windows in two back bedrooms installed December 2022
- New French doors and screen installed in primary bedroom suite August 2021
- New blinds in primary bedroom suite and family room installed 2020
- Rebuild of second bathroom 2015
- Repair garage walls, texture ceiling and paint garage walls and floor 2021
- All new painting throughout

31891 Paseo Alto Plano, San Juan Capistrano	Vendor	Amount	Date
New 20 x 40 Salt Water Pool - Back Yard Remodel	Mystic Gardens	\$342,800.00	October 2020 (final)
Remodel August/September 2013 (includes new garage doors)	Various	\$19,235.15	08/2013 - 09/2013
Repair Block Retaining Wall/Fence	Orange County Blockwall	\$3,650.00	August 14, 2014
Plumbing Repair - concrete cut line installation	Paul Hineman Plumbing	\$3,000.00	March 9, 2017
Painting (inside and outside) + outside repairs	John Rennie has receipts	\$6,000.00	October 31, 2020
Outdoor shower plumbing (not included in back yard remodel)	Paul Hineman	\$500.00	October 31, 2020
Outdoor shower tile (not included in back yard remodel)		\$2,504.07	October 31, 2020
The Awning Company - pergola cover	The Awning Company	\$2,247.00	October 31, 2020
Cushions for fire pit + repair of burnt cushion and tear \$350	Angel's Upholstery	\$1,960.00	July 14, 2020
Install and paint baseboards install closet doors	Fortino Islas	\$5,525.00	October 15, 2016
Electrical Panel (replace entire electrical panel)	AM Electrical	\$4,000.00	September 9, 2020
Replace valves and timer on sprinkling system	Palamino Landscape	\$1,135.00	January 2021
Indoor Plumbing Repairs (new faucets and shower heads)	Paul Hineman	\$5,895.00	January 2021
Vinyl Gate	Vinyl Fence America	\$890.00	August 10, 2020
Fix window on front of house	Griffin Pest Management	\$630.00	September 9, 2020
Outdoor chandelier		\$402.39	October 31, 2020
Wrought Iron gates	Christian Welding & Fab.	\$1,750.00	August 21, 2020
New Tankless Water heater	Paul Hineman	\$3,395.00	October 15, 2020
New French doors off primary bedroom - Lowes	Lowes	\$7,349.00	August 2021
Repair garage walls, texture ceiling and paint garage walls and floor		\$2,000.00	September 3, 2021
New furnace and air conditioner		\$8,000.00	July 2018
Screen for primary bedroom July 2022	ScreenMobile	\$1,102.10	July 2022
Blinds for primary bedroom and family room July 2022	3 Day Blinds	\$2,073.29	July 2022
Baseboard and Quarter Round Installation	Garrett Bldrs Ltd	\$1,684.00	May 2022
New Windows in two back bedrooms December 2022		\$2,265.00	12/2022
New pump for pool 01.21.2023 salt pump	Martinez Pool Services	\$511.00	01/2102023
New thermostat and circuit board for heater and new wiring	Aircare	\$2,157.00	July 2024
Aqualink antenna/pool control box and labor 2/13/2024	Miguel Martinez	\$1,992.00	February 13, 2024

Replace pool light electric transformer box 03/04/2024	Martinez Pool Services	\$350.00	
Repair screen and new screen for kitchen door	ScreenMobile	\$570.00	November 2024
Igniter and Thermostat for pool heater + filter cleaning	Martinez Pool Services	\$465.00	
Wire and install new electrical work - recessed lighting - other	AM Electrical	\$3,175.00	June 6, 2017
Light above wet bar and lighting by fireplace	Lamps Plus	\$305.99	June 8, 2017
Shower Head primary bedroom	Standard Plumbing	\$234.94	
Wood Floors	Fairmont Flooring	\$19,000.00	August 15, 2016
Wood Floors - additional flooring added	Fairmont Flooring	\$19,725.00	November 10, 2021
Window seat cushions - Kitchen	Angel's Upholstery	\$445.00	August 4, 2016
Fire door to garage	Home Depot	\$199.24	October 13, 2016
Dishwasher	Lowe's	\$1,543.71	April 1, 2017
Outdoor fence (wall) repair	Orange County Blockwall	\$3,650.00	August 14, 2014
Replace new faucet and toilet repair	Chicks Plumbing Inc.	\$765.00	January 7, 2015
Plumbing - Leak containment in entry bedroom	South Coast Restoration	\$1,415.99	March 13, 2015
Rebuild 2nd bathroom, carpet office	South Coast Restoration	\$6,231.20	May 12, 2015
Installation of canned lights	AM Electrical	\$4,959.82	July 10, 2017
Dimmer switches fireplace lights and bathroom canned lights	AM Electrical	\$225.00	February 12, 2018
Installation of canned lights	AM Electrical	\$3,160.00	March 1, 2018
Add tile under dishwasher and trim for new dishwasher	My2Do	\$886.31	April 11, 2018
Repair spark arrestor on chimney	Coastline Roofing	\$150.00	May 4, 2021
New transformer for outdoor lights	Martinez Pool Services	\$416.99	October 28, 2024
Replace 4 pergola lights and 3 flood lights	Home Depot/Full Power Electric	\$510.64	February 4, 2025
Painting interior of house front door outside walls	Cuahutemoc Bernal (Timo)	\$2,500.00	January 17, 2025
New Pool Heater	Martinez Pool Services	\$4,630.00	February 19, 2025
Pool Repair-Replace salt component of heater	Martinez Pool Services	<u>\$894.31</u>	November 5, 2022
Sub-Total Expenses (without back yard remodel)		\$168,261.14	
New 20 x 40 Salt Water Pool - Back Yard Remodel		<u>\$342,800.00</u>	
Total Upgrades to Home		\$511,061.14	