1414 Franciscan Way Repairs/Remodel List

TO BE COMPLETED PRIOR TO COE
Preventive Cleaning of Sewer Ejectors COE

REPAIRS SINCE PURCHASE IN JULY -2018.
Installed New Ceiling fans throughout the home
Replacement of middle floor interior walls -
New Flooret Vinyl Plank on the upper and middle floor-
Replaced Baseboards -
Injected Water barrier into retaining walls from within back bedrooms
Injected water barrier into lower floor
Removal to studs of the upper deck and replacement with ?? warranty? -
Replaced Faulted Deck Drain line -
Replacement of sewer line to city connection. -
Replacement and upgrade to the correct size and flow of the entire sewer ejector system -
Added New Wood wall and custom front gate -
Installed Tesla Charger -
Replaced and increased the size of the kitchen island -
Installed 1000CFM Thermador hood -
Installed Meat Dry Ager -
Installed New Cabinets and Surround for Fridge/Freezer/Ager
Installed New Kitchen Column Freezer -
Installed New Kitchen Column refrigerator -
Installed New Thermador Dual Fuel Range --
Installed built-in Wine Cellar -
Installed New Built Cabinets around the wine cellar
Upgraded Appliances in lower studio
Removed the existing roof and installed a new roof on the entire home. -
Installed Semper Solaris Solar System -
Installed Enphase Battery Backup. -
Installed Catalina Spa Hot Tub - .
Removed Driveway and installed correct drainage and replaced entire driveway -
Removed and installed steps alongside house - .
Installed railings alongside steps
Removed Central Furnace -
Replaced Water Heater -
Installed Laundry Chute
Installed Split Level energy-efficient AC/Heating in each room, (three external condensers) -
Installed custom closet Master Bedroom
Replaced Middle French Door Glass panels
Painting of baseboards throughout the home and paint touchup as needed.
Re-painting of Vanities in guest bath and master bath.

Grouting of Master Bath floor
Painting of Master Bed Hearth
Install vent over at the end of exhaust fan
Replace 2 failed window panels in the living room
Repair the kitchen counter over ice-maker
New Flooring on the lower floor.
Replace wood covering of beam underneath upper living room windows
Sand and Stain to match lower interior stairs to match lower floor

Removed flooring and updated studio with polished concrete

CONTRACTOR LIST
To Be Provided