

Peter & Randi Holmes  
3122 Malaga St  
San Diego, Ca 92110

02-2010

Remodel Items completed in 2006

New Composition, Architectural Grade composition Roofing, 30 year  
Cedar siding, all exterior  
Seismic Retro-fitting foundation bolting  
Seismic shear panels, all exterior walls  
New Gas Water Heater with Seismic strapping  
Natural gas line main, Seismic shut value  
Insulation, R-19, all exterior walls/attic  
200 ampere electrical panel, complete home electrical upgrade  
Added electrical outlets, 12 interior, 8 exterior  
Cable TV coaxial cable outlets with Cat-5E cabling, all rooms  
Pella Windows, dual paned, high energy efficiency, all windows  
High energy efficient full home force air furnace with air conditioning  
New front & back "Dutch" doors  
New sliding French doors  
Added attic dormer, utility room in finished attic space, lighting & power ventilation  
Interior "Plantation Shutters", all windows  
2000 square ft, "Sport Court" rear yard, with full auto irrigation & concrete bordering  
Low voltage landscape lighting, rear yard  
Exterior Fireplace with artistic tile work  
Barbeque Island with granite counter top  
All new 7 ft perimeter fencing on new concrete perimeter walls  
3 new yard gates  
7 new fully mature trees  
Commercial grade epoxy floor in garage  
Full garage storage cabinets  
All new 3in ABS drain pipes full house system  
Front yard fencing with entry arbor  
2000 sq ft of concrete patio and side house areas  
New skylights, bathroom and garage  
New Bosch Kitchen Gas Cook-top and new kitchen sink  
100 CFM exhaust fan in bathroom  
1000 sq ft covered rear patio cover with lighting  
Professional basketball hoop, driveway  
New concrete driveway and front walkways  
New covered front porch with railing and lighting  
Custom aluminum half round galvanized roof gutters  
170 yards of new top soil raising back yard grade with full yard drain system  
Rear yard retaining wall with "Blue Stone" wall capping and stairway  
New house chimney with "Blue Stone" capping  
New dish washer  
Total Remodel Cost, Westway Construction Inc. completed 2006, \$245,00