

4410 Carib Court - Capital Improvements

The property has undergone extensive investment in major building systems, underground infrastructure, outdoor living, landscaping and flexible accessory space, with many improvements focused on long-term functionality rather than cosmetic updates alone.

Major Systems + Infrastructure

Baker Electric Home Energy | 2020 to 2022

- Lennox 3-ton HVAC system with 16 SEER condenser and two-stage variable-speed furnace
- New evaporator coil, return plenum and digital thermostat
- 5 new R6 duct runs plus 6 replacement R6 duct runs
- Electrical service upgraded from approximately 125A to 225A
- Updated breakers, grounding and electrical bonding
- Permitting, inspection and HERS testing included with HVAC installation

Rooter Hero Plumbing | 2020 to 2021

- Repaired failed section of the main sewer line
- Repaired bathtub drain line
- Replaced older cast-iron sanitary tee with ABS
- Replaced hot and cold vanity shutoff valves

Eco Minded Solutions | 2021

- Front and rear yard grading and site preparation
- Extensive underground electrical conduit serving outdoor features, shed and ADU areas
- Underground natural-gas infrastructure for outdoor living areas
- Additional trenching for sewer and water infrastructure
- New site drainage infrastructure

NP Plumbing Incorporated | 2022

- Connected two underground gas lines to the home's gas service
- Converted outdoor fire pit from propane to permanent natural gas
- Relocated underground gas and water lines near the shed
- Installed copper water manifold with three hose-bib connections

Outdoor Living + Property Improvements

Arista Concrete Concepts | 2021

- Major reinforced concrete patio/slab improvements
- Approximately 870 sq. ft. colored concrete patio
- 3,000 PSI concrete with reinforcing steel and broom finish

SteelMaster Buildings / Related Contractors | 2021 to 2022

- **Detached steel workshop / utility structure**
- **Engineered SteelMaster building and foundation plans**
- **Reinforced concrete foundation/slab construction documented in project records**

Better Place Remodeling | 2022 to 2023

- **Extensive Riviera Monterey 50 artificial turf**
- **Grading, Class II base, weed barrier and infill**
- **Decorative rock and drainage improvements**
- **Pavers and stepping stones around accessory areas**
- **Landscape planting and additional exterior finishing**
- **Gopher mesh beneath portions of turf and rock areas**
- **Additional turf, hardscape and landscape improvements completed in 2023**

Dale Bartolone | 2023

- **Finished lower loft area**
- **Added lighting, electrical conduit, receptacles and breakers**
- **Added built-in storage including cubby closet and safe cabinet**
- **Shower and toilet drain relocation**
- **Steam-generator infrastructure**
- **Gas and water line modifications**
- **Drainage-related concrete work and improvements at stacking doors**