

930 Ravensbury St

DISCLOSURE PACKAGE #1

- 1) AVID, executed by Robert Theofanis on May 12, 2025
- 2) Draft Proposal – Ariel Builders, dated May 9, 2025
- 3) Invoice 1631 – LA Floor Covering Studio, dated October 25, 2025
- 4) Estimate No. 1059 – Climate Control Solutions LLC, dated 09/10/2025
- 5) Estimate No. 1061 - Climate Control Solutions LLC, dated 09/11/2025



CALIFORNIA
ASSOCIATION
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AGENT VISUAL INSPECTION DISCLOSURE

(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS

(C.A.R. Form AVID, Revised 6/24)

This inspection disclosure concerns the residential property situated in the City of Lake Sherwood,
County of Ventura, State of California, described as 930 Ravensbury St

TRACT: 459100 LOT: 2 MAPNR: 125MR 28 ("Property").

☐ This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for ALL units (or ☐ only unit(s) _____).

Inspection Performed By (Real Estate Broker Firm Name) Robert Theofanis

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Robert Theofanis, 1230 Rosecrans Ave. Ste 300 Manhattan Beach CA 90266
Robert Theofanis

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 3104268870 Fax: _____
www.lwolf.com

Wright Trust -

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): entry flooring shows wear and tear; apparent damage to casing around doorway and windows

Living Room: chipped paint; apparent pet damage to exterior door leading to deck/stairs (both sides), wall damage under TV mount

Dining Room: walls obscured by owner personal property; damage to walls

Kitchen: missing floor board; chipped and peeling paint on cabinets; chipped paint on walls

Other Room: re Main Floor Sitting Room - apparent water damage to ceiling and floor; sliding screen door difficult to operate; Buyer to investigate potential roof leak

Hall/Stairs (excluding common areas): damage to carpet on stairs leading up to second level; wall damage in stairway leading down to lower level

Bedroom # 1: Master - peeling paint

Bedroom # 2: Downstairs small - walls not entirely visible to due owner personal property

Bedroom # 3: Downstairs large -

Bedroom # 4: Downstairs Den - walls not entirely visible to due owner personal property

Bath # 1: Master

Bath # 2: Downstairs small -

Bath # 3: Downstairs en suite - wall paint patched over

Bath # 4: Power Room - walls not entirely visible due to owner personal property



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Other: Pantry/Laundry area - walls not entirely visible to due owner personal property

5/12/25 Other: Upstairs loft - walls/paint showing signs of damage; walls not entirely visible due to owner personal property

Other: Downstairs hallway - apparent damage to counter top

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): walls not entirely visible due to owner personal property

Exterior Building and Yard - Front/Sides/Back: gate on right side coming loose; awnings ripped/torn; exterior stairs wobble; apparent exterior paint damage from foliage throughout exterior

Other Observed or Known Conditions Not Specified Above: apparent damage to windows and screens throughout

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): Robert Theofanis

Inspection Performed By (Name of individual agent or broker): Robert Theofanis

Inspection Date/Time: 05/08/2025 12:30 p.m. Weather conditions: sunny, clear skies

Other persons present: _____

By Robert Theofanis Date 05/12/25
(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller _____ / _____

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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AVID REVISED 6/24 (PAGE 3 OF 3)





12500 RIVERSIDE DR. STE 208, VALLEY VILLAGE CA 91607

Office: (866) 779-0701

info@arielbuildersinc.com

Lic: # 866705

Ariel Builders Home Improvement Proposal Draft

5/9/2025

Customer name: Jane Long

Address: 930 Ravensbury St, Lake Sherwood, CA 91361

Email: janae@onesourcefiduciary.com

Phone: 619-246-0313

WORK SPECIFICATION

Tile Roof

Work area: pitched roof above the entire house & garage

1. Pull permit from the city – owner to cover city fee.
2. Remove all tile roofing from the work area and set aside.
3. Remove all tar paper in the work area and haul away.
4. Inspect wood decking structure – repair plywood up to 10%.
5. Supply and install 40 LBS underlayment on entire work area.
6. Replace all metals around all vents and pipes in the work area.
7. Supply and install new metal where needed.
8. Install back existing tile on entire roof – Replace up to 30 broken pieces
9. Install existing ridge caps & corners.
10. Clean up and haul away all debris all around the house.

Total investment: \$29,800.00

Customer Signature _____ **Date** _____

LA Floor Covering Studio
15017 Ventura Blvd.
Sherman Oaks, CA 91403
8189389150
sales@lafloorcovering.com



INVOICE

BILL TO

BJ Hawkins, Ph. D., CLPF
Successor Trustee
One Source Fiduciary
Solutions
930 Ravensbury St.
Lake Sherwood, ca 91361

SHIP TO

BJ Hawkins PhD CLPF
Successor Trustee
One Source Fiduciary
Solutions
930 Ravensbury St.
Lake Sherwood, ca 91361

INVOICE # 1631

DATE 10/25/2025

DUE DATE 10/25/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor -FRONT FACADE-	1	0.00	0.00
Labor Removal of existing wall-mounted lanterns (3 wall sconces and 1 pendant lantern at front porch). Installation of new matte black lantern-style fixtures. Includes safe removal, proper electrical connections, alignment, testing and cleanup.	1	1,050.00	1,050.00
Includes (3 Wall Lights fixtures and Pendant lantern light fixture for front porch)			
Labor Sand, repair and repaint exterior wood handrail at main entry staircase. Finish in bright exterior white to match existing trim. Includes surface prep, patching, sanding between coats, and cleanup	1	850.00	850.00
Labor Preparation and refinishing of existing solid wood front door, includes sanding, repairs as needed, and application of Black paint	1	425.00	425.00
Labor Removal of existing hardware and installation of new entry handle set with proper alignment and adjustments.	1	185.00	185.00
Labor Removal of existing stone wall fountain (approx. 80Lb) including disconnection of water line and electrical. Patch wall opening, repair stucco texture, and repaint to match existing finish.	1	425.00	425.00

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
Labor Repair, side column by Installing (4) missing bricks (Quikrete 8"x4" Red Concrete Brick 0971-54) Includes securing bricks and applying whitewash finish to match existing color.	1	145.00	145.00
Labor Paint front porch Ceiling and walls damaged by vegetation. Color match existing paint. Includes cleaning, prep, minor patching, and two coats of exterior- grade paint	1	650.00	650.00
Labor Replace one damaged exterior outlet with weather-rated GFCI outlet. Includes removal, installation, sealing, and testing.	1	165.00	165.00
Labor Sanded and filled cracks on existing wood molding at the roof line, apply exterior grade filler, seal and paint to match façade finish	1	225.00	225.00
Labor Removal of existing decorative items including plants, two large planters (approx. 50 Lb. each) were in front of the garage gate, heavy statues, wooden well, bench, and wall- mounted décor. Removed hanging ornaments from the front entry ceiling. Cleaned and patched wall and ceiling areas where decoration were remove.	1	850.00	850.00
Labor Repair of left front side fence at main façade. The existing metal was heavily corroded with visible rust holes and deterioration. The damaged section (Approx. 4LF) was repaired, re- aligned with the wall, and a new metal mesh was installed at the bottom section of the fence. The entire repaired area was primed and painted with exterior grade black paint.	1	600.00	600.00
Labor Removed overgrown plants and weeds from the right side are of the main entrance. Cleaned the soil, Added 10 bags of black wood chips in the right- side area of the main entrance.	1	370.00	370.00
-FRONT SIDE RIGHT FACADE			
Labor Remove and replace corroded and damaged metal mesh on left-side fence (approx. 8 linear feet). Repair and rebuild existing metal frame where the mesh was attached — approximately 14 linear feet of rusted and deteriorated metal were cut out and replaced. The fence section was re-leveled, re-secured to the ground, and fully reinforced. The gate connection area, which was previously held with wire and misaligned, was corrected, re-leveled, and reattached with new screws to ensure proper operation. All repaired sections were primed and painted with exterior-grade black paint. Includes debris	1	1,350.00	1,350.00

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
removal, surface prep, rust treatment, and two coats of paint.			
Labor Remove existing wall-mounted fixture and install new motion sensor security light (IP65 waterproof, daylight 5000K, 3-head).	1	480.00	480.00
Includes electrical reconnection, re-routing of wiring, sealing of fixture base, stucco repair around the installation area, and full exterior paint touch-up for a seamless finish.			
Labor Prep and paint both sides of existing exterior door and door frame using exterior-grade paint (color to match existing).	1	390.00	390.00
Remove old hardware and install new client-provided door knobs.			
Includes surface prep, light sanding, caulking as needed.			
Labor Sand, prep, and paint existing metal handrail on exterior stairs with exterior-grade satin black paint.	1	575.00	575.00
Includes rust treatment, two coats of paint, and cleanup of surrounding area.			
Labor Prep and paint, A/C units and exterior metal grill in black finish. Includes rust treatment, application of rust resistant primer, and two coats of exterior grade paint.	1	320.00	320.00
Labor Remove worn outdoor carpet from exterior spiral staircase and adjust loose metal.	1	65.00	65.00
-BACKYARD- (Two Levels)			
Labor Paint exterior walls, columns, ceilings, window and door trims on bottom floor to match existing paint where vegetation has damaged surfaces.	1	3,500.00	3,500.00
Second floor: touch-up painting of walls, sanding and repainting cracked wood window trims (3 windows), scaffolding included.			
NOTE: One of the second floor windows could not be repaired due to extensive damage and will require full replacement.			
Labor Remove and haul away broken planter pots, dead vegetation, and unwanted furniture from bottom floor and second floor balconies. Includes cleanup.	1	1,300.00	1,300.00

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ACTIVITY	QTY	RATE	AMOUNT
Labor Remove 4 existing door screens. and one metal screen from second level sliding door. Patched and filled screw holes left on the door frames, sanded the repaired areas, and apply paint to match the existing finish.	1	450.00	450.00
Labor Prep and paint first level exterior wall on the left side of the rear façade. repaired two visible wall cracks (Approx1.5 LF) using patch compound and texture to match existing stucco finish. Includes surface prep, crack repair, primer, and exterior grade paint application for a uniform finish.	1	380.00	380.00
Labor Remove old soil and dead plants from existing raised garden bed. Add and level 14 bags of premium soil and fertilizer mix, and install 9 new plants. Spread and level 10 bags of decorative wood chips around the perimeter of the garden bed. Includes surface prep, soil mixing, cleanup of surrounding area, and disposal of debris.	1	1,100.00	1,100.00
Existing irrigation system was already in place and not modified.			
Labor (Bottom Floor) Repair exterior balcony soffit and trim, replace flashing, prep and paint as needed.	1	250.00	250.00
Labor (Bottom Floor) Remove one satellite dish, cables connected to it that were hanging in walls and one base, patch holes, from side ceiling trim and paint.	1	360.00	360.00
Satellite dish and cables were properly disposed of.			
Labor (Bottom Floor) Replace 4 outdated balcony bulbs with recessed LED lighting. Includes removal, wiring, installation, and cleanup.	4	120.00	480.00
Labor (Bottom Floor) Replace one damaged exterior outlet with weather-rated GFCI outlet. Includes removal, installation, sealing, and testing.	1	165.00	165.00
Labor (Bottom Floor) Fill base of 7 exterior columns to meet finished grade level and patch secondary damage at one column base.	1	1,050.00	1,050.00

Additionally, fill and seal separation between ceiling and ceiling trim where gaps and holes

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ACTIVITY	QTY	RATE	AMOUNT
were present.			
Includes proper preparation, repair materials, and finish ready for paint.			
Labor (Bottom Floor) Trim overgrown branches to open lake view. Includes trimming, removal, and haul away.	1	650.00	650.00
Labor (Second Floor) Repaired visible cracking on exterior wood trim above the front door(approx. 40") The damaged area was patched, sanded and repainted to match the existing finish, ensuring a seamless appearance with no visible cracks. Includes surface prep , patch materials, and exterior grade paint.	1	250.00	250.00
Labor (Second Floor) Removed and disposed of the existing damaged door. Installed a new door, Including precise alignment and frame adjustments. Installed new door knobs, Including drilling, fitting and securing hardware for proper function.	1	1,100.00	1,100.00
Labor (Second Floor) Frame and close off existing pet door opening. Includes framing, drywall, tape, mud, sanding, and painting to match surrounding area.	1	585.00	585.00
Labor (Second Floor) Remove existing wall-mounted fixture and install new motion sensor security light (IP65 waterproof, daylight 5000K, 3-head).	1	230.00	230.00
Includes electrical reconnection, re-routing of wiring, sealing of fixture base, stucco repair around the installation area, and full exterior paint touch-up for a seamless finish.			
Labor (Second Floor) Removal of existing stone wall fountain (approx. 80Lb) including disconnection of water line and electrical. Patch wall opening, repair stucco texture, and repaint to match existing finish.	1	425.00	425.00
Labor (Second floor) Removed 3 existing electric awnings (approx. 18 Lf each, 60 lbs.) Disconnected electrical wiring, safety dismantled units, disposed of all materials, and left wall surface clean and ready to paint.	1	1,200.00	1,200.00
Labor (Second Floor) Removed 3 non functional wall mounted speakers. Disconnected and capped electrical	1	420.00	420.00

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ACTIVITY	QTY	RATE	AMOUNT
wiring, patched and repaired stucco where speakers were mounted, and left the surface smooth and ready for paint. Removed equipment were disposed of property.			
Labor (Second Floor) Install 15 new top rail caps on exterior guardrails.	1	200.00	200.00
Labor (Second Floor) Removed corroded outdoor faucet and leaking pipe section and install new ones. new cap to seal the line, repaired the leak. Materials and labor included.	1	300.00	300.00
Labor (Second Floor) Removed three existing exterior sconces and installed three new fixtures. Electrical wiring reconnected, sealed for outdoor protection, and tested for full operation. Old fixtures disposed of properly.	1	600.00	600.00
Labor (Second Floor) Replace one damaged exterior outlet with weather-rated GFCI outlet. Includes removal, installation, sealing, and testing.	1	160.00	160.00
***** INTERIOR *****			
-INTERIOR - (All Levels)			
Labor Removal and disposal of existing carpet (2,400 Sqft Approx.) on the second and third levels, including stairs, Scope includes removal of padding and tack strips, hauling trash offsite, and cleaning.	1.50	2,400.00	3,600.00
Labor Removal of 600Sqft of hardwood flooring damaged by water. Includes demolition, removal of nails and adhesive, repair of soft subfloor area, and leveling to match existing height, preparing the area for new laminate flooring installation.	3.50	600.00	2,100.00
Labor Installation of Approx. 3,700 Sqft of laminate flooring throughout the house. Includes underlayment installation.	3,700	1.95	7,215.00
Labor Removal of existing engineered hardwood flooring in guest bathroom (approx. 8x5') includes subfloor preparation with cement based leveling compound to achieve a flat surface and match adjacent floor height, ready for porcelain tile installation.	40	4.00	160.00
Labor Installation of porcelain tile flooring in guest bathroom (Approx. 8x5')	40	11.50	460.00

RECIEVED & ACCEPTED BY: _____
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ACTIVITY	QTY	RATE	AMOUNT
Labor Removal and disposal of existing baseboards throughout the house (approx. 960 Lf) Includes removal of nails and caulking, cleanup and preparation of walls for new baseboard installation.	960	1.25	1,200.00
Labor Installation of approx. 960 LF of new baseboard throughout the house. Includes painting and caulking	960	2.75	2,640.00
Material Color: Stowe Size: 60"X9" Sq. Ft/ Box: 30.66 Sqft / Box TOTAL BOXES: 121 BOXES	3.25	3,709.86	12,057.05T
Material Stairnose Color: Stowe 8LF Each. Total: 21	21	65.32	1,371.72T
Material Reducer Color: Stowe 8LF Each. Total: 1	1	32.99	32.99T
Material Underlayment 3MM Blue Foam 200Sqft / Roll Total Rolls:	19	32.99	626.81T
Material Collection Carrara 24 in. x 24 in. Polished Porcelain Floor and Wall Tile (4 sq. ft./Each)	44	2.79	122.76T
Labor Complete interior wall painting for the 3,700 sqft house. Includes scaffolding for living room area. labor and material included.	1	19,435.00	19,435.00
Labor Sand and repaint interior doors to restore finish uniformity. Includes prep, primer, and paint.	17	175.00	2,975.00
Labor Removal of existing door hardware and installation of new door knobs on interior doors. Labor and Material included.	17	85.00	1,445.00
Labor Sand prep and paint stair railing and skirtboard across 3 floors in black finish.	1	1,750.00	1,750.00
Labor Includes removal of existing switch, installation of new unit and cover plate.	1	2,450.00	2,450.00

-Standard (1-gang):\$70 x 12= \$840

-Double (2-gang):\$90 x 4= \$360

-Triple (3-gang: \$110 x 3= \$330

RECIEVED & ACCEPTED BY: _____

DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
-Quad (4-gang): \$140 x 1= \$140 -Dimmer: \$130x 6= \$780			
Labor Removal of existing outlet, installation of new unit and cover plate.	1	3,210.00	3,210.00
-Standard Outlet (1-gang):\$60 x 25= \$1,500 -Double Outlet (2-gang):\$85x4= \$340 -GFCI Outlet: \$125 x 7= \$875 -Black Cover Plate: \$45 x 11= \$495			
Labor Patch more than 10 minor drywall holes throughout property. Includes joint compound, sanding, and prep for paint.	1	300.00	300.00
ENTRANCE			
Sales Remove side stone table (Weight approx. 250lbs.) , apply mud, sand smooth, and leave ready for paint.		200.00	200.00
BALCONY			
Labor Pressure washed, scraped, and prepped the existing balcony floor surface to remove old, deteriorated paint. Applied two coats of high-durability exterior deck paint, formulated for UV and moisture resistance.	1	1,100.00	1,100.00
LIVING ROOM			
Labor Living Room Renovation and Ceiling Upgrades Removal of existing ceiling fan and two damaged ceiling speakers from a 18–20 ft. high ceiling. Ceiling cracks were patched and repaired, Ceiling was painted. Installed nine new directional recessed lights to achieve uniform illumination. Electrical work included opening new holes and running cables for a fully functional lighting system.	1	8,300.00	8,300.00
Removed approximately eight framed artworks and four sets of curtains. Patched all nail and mounting holes to achieve a smooth wall finish. Painted three window frames, one sliding door frame.			
The center pony wall trim was sanded and repainted to restore a clean finish, as the surfaces were previously scratched and damaged. Additionally, the brick fireplace was fully painted in white.			
All work includes surface prep, materials, and labor.			
DINING ROOM			
Labor	1	2,900.00	2,900.00

RECIEVED & ACCEPTED BY: _____
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ACTIVITY	QTY	RATE	AMOUNT
Removed existing chandelier and installed new ceiling light fixture. Added six new 4" recessed LED lights, including running new electrical wiring from power source, cutting openings, and installing fixtures to provide uniform lighting throughout the room.			
Removed existing window curtain and hardware. Patched and repaired all wall holes from removed décor pieces (two large paintings, one mirror, and two smaller artworks). Painted window frames in white.			
All work includes labor, materials, electrical components, and cleanup.			
LAUNDRY AREA & PANTRY AREA			
Sales	1	2,750.00	2,750.00
-Laundry Room: the existing light fixture was replaced with a new 6" recessed LED light using the existing electrical connection. Painted all cabinets including the upper cabinet above the washer and dryer, and the side set of upper and lower cabinets (approximately 16 linear feet total).			
-Pantry Room: painted the upper and lower cabinets on the right side (approximately 8 linear feet). Removed one mirror and four medium wall paintings, patched and refinished all wall holes. Removed the old door strike plate hardware from the frame of a previous door, patched and painted the frame for a seamless look.			
includes labor and material			
GARAGE			
Sales	1	1,550.00	1,550.00
Painted all walls of a three-car garage.			
Demolished three (3) existing cabinets that were cracked and in poor condition. Patched all wall holes from anchors and screws, leaving the surface ready and smooth.			
All work includes labor, patch materials, paint, debris removal, and cleanup.			
TV ROOM & BREAKFAST AREA			
Labor	1	6,300.00	6,300.00
-TV Room: Removed four medium wall paintings, one medium painting above the fireplace, and two medium artboards. Removed existing ceiling fan, Two Speakers damage due to water and TV wall mount; patched and repaired the wall to eliminate cracks and prepare it for painting.			

RECIEVED & ACCEPTED BY: _____
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ACTIVITY	QTY	RATE	AMOUNT
<p>Repaired approximately 10 linear feet of ceiling cracks, including scraping, patching, sanding, and blending texture for a seamless finish.</p> <p>Installed thirteen (13) new 4" recessed LED lights across the TV Room and adjacent Breakfast Area for balanced and modern illumination.</p> <p>Painted built-in cabinets (9 linear feet total, upper and lower). Removed four window curtains and patched all related holes.</p> <p>- Breakfast Area: removed one chandelier and seven wall decorations. Patched and refinished all wall holes.</p> <p>Replaced one 12"x12" A/C vent grille with a new screen.</p> <p>All work includes labor, prep, materials, LED fixtures, patching compound, and cleanup.</p>			
KITCHEN			
<p>Labor</p> <p>Replaced seven (7) existing 6"lights for LED recessed lights.</p> <p>Removed four small wall decorations, one ceiling hanging basket, and one curtain with its pole. Patched and prepped all walls and ceiling.</p> <p>Refinished all kitchen cabinets (approximately 26 linear feet).</p> <p>Removed Approx. thirty-three (33) old handles and installed Approx. thirty-three (33)new handles.</p> <p>Repaired garbage disposal due to leakage under the sink, sealing all joints and restoring full operation.</p> <p>All work includes Materials and labor.</p>	1	9,200.00	9,200.00
GUEST BATHROOM			
<p>Labor</p> <p>Removed existing toilet paper holder and towel bar, replaced both with new fixtures.</p> <p>Replaced existing Ceiling light fixture with a new 6" recessed LED light fixture for a cleaner, updated look.</p> <p>Replaced the sink and toilet angle stops valves (Sink & Toilet with new angle stops).</p> <p>Installed a new faucet and replaced the wax ring,</p>	1	1,350.00	1,350.00

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
reinstalling the toilet for a proper seal.			
Removed two wall art pieces, patched the holes, and prepped all walls for paint.			
SECOND FLOOR			
OFFICE AREA			
Labor	1	2,850.00	2,850.00
Removed one existing ceiling light fixture and replaced it with a new 4" LED recessed light.			
Added five (5) new 4" LED recessed lights, including running new wiring, cutting openings, and installing trims.			
Removed the existing chandelier from the 16-ft high ceiling, capped the electrical box, and finished with a blank cover for a future chandelier installation.			
Sanded and painted the built-in book shelves, including upper and lower sections.			
Installed a new smoke detector.			
All work includes labor, wiring, patching, materials, cleanup, and testing.			
MASTER BEDROOM - CLOSET			
Labor	1	4,550.00	4,550.00
Removed existing ceiling fan at 16' height.			
Installed six (6) new 4" LED recessed lights, including new wiring, patching, and finishing.			
Removed one (1) medium-size wall painting above the bed and patched the wall for a smooth finish.			
Removed wood blinds from seven (7) windows, patched all frame holes, and repainted window trims and door frames.			
Repaired ceiling water marks and ten (10) linear feet of cracks, prepped, and repainted entire ceiling area.			
Painted built-in cabinetry (approx. 9 LF x 8' H).			
Removed wall-mounted TV rack, patched wall, and repaired cracks.			
Install two hooks in closet			
Installed new smoke.			
Includes all labor, wiring, patching, materials, and cleanup.			

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
Sales			
MASTER BATHROOM			
Labor	1	3,550.00	3,550.00
Installed one (1) new smoke detector at entry.			
Replaced ten (10) recessed LED lights (6" each), including removal of old fixtures, wiring, patching, and final touch-up paint.			
Repaired shower valve system: replaced both hot and cold handles, fixed leak.			
Replaced angle stops for two (2) sinks and one (1) toilet.			
Removed two (2) old towel holders, patched openings, and installed one (1) new towel holder.			
Replaced both sink faucets with new ones.			
Repaired and leveled one (1) unbalanced sconce light above the mirror, replaced burned-out bulbs, and ensured proper alignment.			
Painted all vanity cabinetry (approx. 20 LF total).			
Repaired small cracks between ceiling and walls (approx. 4 LF), patched, sanded, and repainted.			
Removed one (1) wall-mounted TV, patched and smoothed all holes from the rack to leave wall clean and even.			
Removed two (2) medium-size wall paintings, patched and smoothed all anchor holes.			
Includes all labor, materials, patching, caulking, wiring, and cleanup.			
BOTTOM FLOOR			
DARK GREY- BEDROOM/ BATHROOM AND WALKING CLOSET			
Labor	1	5,800.00	5,800.00
-Bedroom:			
Removed existing ceiling light fixture.			
Installed (7) new 4-inch recessed LED lights, including complete wiring, electrical connections, drywall patching.			
Removed the existing TV rack, patched all wall holes to leave the wall smooth and ready for paint.			
Removed existing smart switches, blue color.			
Guest Bathroom (inside this room):			
RECIEVED & ACCEPTED BY: _____			
DATE PICKED UP: _____			

ACTIVITY	QTY	RATE	AMOUNT
Supply and Installation of decorative wall sconce above mirror. Removal of old fixture.			
Repainted vanity cabinet, approximately 5 linear feet wide.			
Demolished existing porcelain tile countertop and installed new white quartz countertop with matching backsplash.			
Removed old wall mirrors, patched the entire wall surface to eliminate adhesive residue, and installed a new 24" mirror.			
Removed existing wall sconce light above the mirror.			
Removed old medicine cabinet, framed and patched the wall completely to create a flat and seamless surface.			
Removed existing towel holder and toilet paper holder and installed new ones.			
Removed existing faucet and installed a new one with new angle stops.			
Removed toilet to complete flooring work, installed new wax ring, and replaced toilet angle stop.			
Replaced two outdated LED ceiling lights with new 6-inch recessed LED lights for a brighter, modern finish.			
-Replace Smoke detector.			
- Replace double door knobs.			
Closet: Removed old ceiling light fixture and installed new LED recessed light.			
GUEST BEDROOM			
Labor	1	2,850.00	2,850.00
Removed three wall paintings (two small, one medium) and three wall decorations and patch holes.			
Removed existing window blind and patched all wall holes.			
Removed existing ceiling light fixture.			
Installed (6) new 4-inch recessed LED lights, including new electrical wiring, switch			

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
connection, drywall patching, and paint touch-ups.			
Additional Notes (Plumbing & HVAC Issue Found During Flooring Demolition):			
During carpet demolition, moisture was found on the floor, and water was coming out of the wall in this bedroom.			
The plumber was called to inspect the issue. At that time, Justin notified that the garbage disposal wasn't working.			
The plumber opened the wall to inspect for possible leaks from the kitchen side — no leaks were found.			
The plumber suggested contacting the HVAC technician, as water was observed dripping through the AC grill vent.			
The HVAC technician performed a drain line flush with pressurized CO ₂ to unclog the line and remove debris, and also completed an evaporator coil cleaning. (\$250)			
After both interventions, the issue was successfully resolved, and the wall was patched and repaired to restore its original condition.			
GUEST BATHROOM			
Labor	1	5,750.00	5,750.00
Demolished existing wall scone light and sealed electrical box for future use.			
Demolished (1) large wall mirror (8 LF) and patched adhesive residue to leave a smooth finish.			
Demolished porcelain tile countertop and backsplash.			
Removed medicine cabinet to achieve a modern flush-wall look.			
Removed two wall decorations, patched holes, and prepped walls for paint.			
Removed existing sinks due to cracks and replaced with new ones.			
Installed white quartz countertop (8 LF) with backsplash.			
Installed (2) new sinks and (2) new faucets (including removal of old fixtures).			

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
Replaced (2) angle stops for the sinks.			
Installed (3) new 6-inch LED recessed lights (two above vanity, one near toilet).			
Sanded and painted 8 LF vanity cabinets for a refreshed finish.			
Replaced toilet paper holder and towel holder with new modern fixtures.			
Installation of 24 inch long wall light fixture in bathroom, gold brass - (2) E12 Bulb			
TV FAMILY ROOM			
Labor	1	3,850.00	3,850.00
Removed existing ceiling light fixture.			
Installed (12) new 4-inch LED recessed lights, including new wiring, switch connections, and patching as needed.			
Removed (2) wall-mounted speakers, patched all holes and repaired wall surfaces to smooth finish.			
Removed (29) paintings and framed photos from the walls, patched and sanded all nail and anchor holes.			
Removed (3) window blinds and (1) sliding door blind, patched and smoothed mounting holes.			
Install new double door knobs			
WALKING CLOSET			
Labor	1	375.00	375.00
Removed (2) existing ceiling light fixtures.			
Installed (2) new 6-inch LED recessed lights, including new recessed housings (cans) and complete wiring connection.			
Patched ceiling surface as needed after fixture removal.			
HALLWAY			
Labor	1	1,150.00	1,150.00
Replaced (5) existing ceiling lights with (5) new 6-inch LED recessed lights.			
Sanded and painted upper and lower hallway cabinets (approx. 2 linear feet total).			
Removed (5) medium-sized paintings from hallway walls.			

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DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
Patched and sanded all holes from nails and anchors to leave walls ready for paint. Repaired a 40-inch crack located below the wood blind facing the TV Room, patched and smoothed for a clean surface.			
COMPLETE DECLUTTERING PACKING, MOVING & FINAL CLEANING PROJECT			
Labor Full organization, packing, decluttering, hauling, and relocation of all belongings from a 3,887 sqft, 3-story residence, fully furnished and heavily occupied with furniture, art, collectibles, and miscellaneous household items.	1	16,950.00	16,950.00
-Packing & Sorting: Complete packing and organization of all items from the home, including heavy solid wood furniture, glass décor, framed art, kitchenware, rugs, and fragile items.			
Decluttering & Disposal: Removal of multiple infested or damaged items (couches, sofas, wood chairs, mattresses, drawers, and other termite- or bedbug-affected furniture) Old clothes, sheets, bed covers, pillow covers, broken plates, expired food.			
Hauling: Seven (7) full truckloads (12-ft box truck) of trash and damaged furniture hauled to dump site.			
Storage Transfers: Four (4) trips to storage units located at 1467 Lawrence Dr, Newbury Park, CA 91320 both filled completely.			
Moving Trips: Three (3) separate full moving trips to the new residence at 6340 Green Valley Cir, Unit 204, Culver City, CA 90230. All furniture and boxes were carried by stairs due to elevator limitations.			
Furniture Reassembly: Beds and furniture were reassembled and positioned in the new location.			
Motorcycle Delivery: One (1) motorcycle transported from Lake Sherwood to 33 Nottingham Rd, Westlake Village, CA 91361, requiring 4 movers for 1 hour of handling.			
Failed storage Access: (1) trip made to the storage unit using the key provided by Justin. Upon arrival, the key did not fit, and the storage manager was unavailable (Saturday). As a result the team was unable to access the unit or deliver the bed that day, requiring an additional trip to complete the delivery on another day (one of the			

RECIEVED & ACCEPTED BY: _____
 DATE PICKED UP: _____

ACTIVITY	QTY	RATE	AMOUNT
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three moving days already included.)

Material Supply: Boxes, Wardrobe boxes, tape, bubble wrap, and protection blankets provided.

Working Hours: 5-person crew working full-time for 2 weeks (approx. 400+ labor hours), including two long shifts (up to 10:30 PM) during move-out days.

Final cleaning after completing all packing and construction related activities, the crew performed a full deep cleaning of the house including bathrooms, floors, surfaces, and all accessible areas ensuring the property was left in clean and presentable condition.

Challenges
Extremely high density of items and narrow walkways.

Heavy marble and cedar Desk (500+ lbs.) Rugs, (2) BBQ, computers, paintings, books.

Long carrying distances at destination (1,000 ft. from entrance to apartment).

Multi-location coordination and time-intensive logistics.

1) NO RETURNS ON SPECIAL ORDERS, PROMOTIONAL ITEMS, SUNDRIES, ADHESIVES, DISCOUNTED OR CLEARANCE ITEMS.

2) STOCK ITEMS IIN GOOD SELLABLE CONDITION MAY BE RETURNED WITHIN 20 DAYS & WILL BE SUBJECT TO 25% RESTOCKING FEE UNLESS EXCHANGED. OPEN BOXES, CUT, OR DAMAGED MATERIAL WILL NOT BE ACCEPTED FOR RETURN.

NO CASH REFUNDS AND ABSOLUTELY NO RETURNS AFTER 20 DAYS.

3) CUSTOMER IS RESPONSIBLE FOR CHECKING QUANTITY & CONDITION OF MATERIALS UPON RECEIPT. WE ASSUME NO RESPONSIBILITY OR LIABILITY FOR ANY MATERIAL AFTER IT HAS BEEN INSTALLED.

4) ALL DELIVERIES ARE CURBSIDE ONLY. IT IS A CUSTOMER'S RESPONSIBILITY TO TAKE CREDIT APPROVAL.

6) RETURNED CHECKS WILL BE SUBJECT TO \$25 FEE. LATE CHARGES AND/OR INTEREST WILL APPLY TO PAST DUE BALANCES AT THE MAXIMUM RATE PERMITTED BY LAW.

7) CUSTOMER TO PAY ALL COLLECTION COSTS, ATTORNEY FEES, & COURT COSTS IN THE EVENT OF ENFORCED PAYMENT OF THIS AGREEMENT.

SUBTOTAL	168,751.33
TAX	1,030.32
TOTAL	169,781.65
BALANCE DUE	\$169,781.65

RECIEVED & ACCEPTED BY: _____
DATE PICKED UP: _____

ESTIMATE

Climate Control Solutions LLC
Bonded & Insured Contractor's
License #1126531
Reseda, CA 91335-5884

aleciohvac@gmail.com
+1 (818) 461-4815



Bill to
Monserrat
930 Ravensbury St
Lake Sherwood, CA 91361

Estimate details

Estimate no.: 1059
Estimate date: 09/10/2025

#	Product or service	Description	Qty	Rate	Amount
1.	3 Ton Furnace	A-Series Ultra Low NOx Gas Furnace 80% Single Stage 60,000 BTU Non-Variable Upflow/Horizontal 14.5" wide	3	\$2,750.00	\$8,250.00
2.	3 Ton Evaporator Coil	Evaporator Coil Horizontal/Upflow 3 Ton 14.5" x 21" x 20" R454B	3	\$1,000.00	\$3,000.00
3.	3 Ton Condenser	A-Series Condenser Air Conditioning 3 Ton Up to 16 SEER2 Up to 13.7 EER2 208/230V Single Phase Single Stage R454B	3	\$3,000.00	\$9,000.00
4.	Install Labor	-Remove and dispose old equipment -Reconnect to existing line set -Pressure check line set with nitrogen at 150 psi -Run vacuum pump on line set -Release Freon into new unit -Ensure electrical done correctly for best output -Run new pvc drain line with p trap safety switch and secondary for optimal drainage -System Check & Run	1	\$5,000.00	\$5,000.00
5.	Flexible Duct Replacement	Replacement and disposal of all current ductwork with code compliant R-6 ducting, all accessible ducting within attic spaces will be replaced. Inaccessible ducts will not be replaced.	1	\$4,500.00	\$4,500.00

(This does not include city permits, or venting (kitchen, bathroom , dryer))

CCS LLC Limited Labor Warranty 2 Years
Limited Warranty on parts and compressor 10 years

Accepted date

Accepted by

ESTIMATE

Climate Control Solutions LLC
Bonded & Insured Contractor's
License #1126531
Reseda, CA 91335-5884

aleciohvac@gmail.com
+1 (818) 461-4815



Bill to
Monserrat
930 Ravensbury St
Lake Sherwood, CA 91361

Estimate details

Estimate no.: 1061
Estimate date: 09/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	3 Ton Furnace	A-Series Ultra Low NOx Gas Furnace 80% Single Stage 60,000 BTU Non-Variable Upflow/Horizontal 14.5" wide	3	\$2,750.00	\$8,250.00
2.	3 Ton Evaporator Coil	Evaporator Coil Horizontal/Upflow 3 Ton 14.5" x 21" x 20" R454B	3	\$1,000.00	\$3,000.00
3.	3 Ton Condenser	A-Series Condenser Air Conditioning 3 Ton Up to 16 SEER2 Up to 13.7 EER2 208/230V Single Phase Single Stage R454B	3	\$3,000.00	\$9,000.00
4.	Install Labor	-Remove and dispose old equipment -Reconnect to existing line set -Pressure check line set with nitrogen at 150 psi -Run vacuum pump on line set -Release Freon into new unit -Ensure electrical done correctly for best output -Run new pvc drain line with p trap safety switch and secondary for optimal drainage -System Check & Run	1	\$5,000.00	\$5,000.00
5.	Flexible Duct Replacement	Replacement and disposal of all current ductwork with code compliant R-6 ducting, all accessible ducting within attic spaces will be replaced. Inaccessible ducts will not be replaced.	1	\$4,500.00	\$4,500.00
6.	Permit & HERs Test	Submittal and approval for all County Permits pertaining to scope of work	1	\$4,000.00	\$4,000.00

including independent HERS testing upon
completion of work

Total	\$33,750.00
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Note to customer

(This does not include city permits, or venting (kitchen, bathroom ,
dryer))

CCS LLC Limited Labor Warranty 2 Years
Limited Warranty on parts and compressor 10 years

Accepted date

Accepted by