

## Exterior

- Sprayed entire exterior the structure was water sealant
- Trimmed back and removed excess rebar that covered the building
- Completed initial round of grading to return natural slope and drainage.

## Roof

- Coated center roof section an elastomeric sealant followed by an insulation layer and a TPO roll out roof covering.
- Installed a roof hatch from the attic
- Installed guttering and scuppers
- Poured concrete on East end roof segment, which wasn't completed

## Solar System

- Installed 5Kw Tesla solar system with back up battery

## Windows

- Installed Title 24 compliant double glassed Anodized Aluminum windows throughout
- Boarded up windows in the attic and installed vented steel window in fills where required per plan

## Electrical

- Removed old electrical and installed new electrical throughout the structure, using existing conduit that was installed in the concrete walls where possible

## Plumbing

- Installed new copper plumbing throughout. Did not attempt to reuse any existing pipes that were installed in the concrete, due to a high risk of leaks.

## Fire Suppression

- Installed cast iron sprinkler piping across all three floors of the building and a combo water sprinkler tank and pump in the basement
- Installed 2 x 5,000 gallon customer water tanks, bolted to concrete pads as required by the fire department
- Trenched water lines from the house to the water tanks

## South Deck Over Garage

- Cut back protruding rebar
- Installed new headers, TJI joists and wood decking

- Reduced height of concrete walls
- Poured concrete deck over wood deck
- Installed deck drains
- Installed steel railings
- Installed security lights with cameras

## North Deck Over Basement

- Reduced height of center concrete walls
- Installed new headers, TJI joists and wood decking
- Poured concrete deck over wood deck
- Installed deck drains
- Built stairs and railings
- Poured concrete front steps
- Installed security lights with cameras

## Living Room

- Removed excess piping
- Cleaned all concrete
- Installed custom wood door to former elevator shaft
- Installed double track curtain rails and linen and velvet curtains

## Elevator Shaft

- Converted elevator shaft to closets with the addition of wood floors and ceiling
- Installed steel ladder to attic
- Removed fork lift truck that the original owner had intended to use as an elevator
- Poured concrete floor

## Kitchen

- Added kitchen cabinets, appliances and extractor

## Bathroom

- Added custom tub, vanity and toilet.
- Corrected plumbing to be compliant with 2019 regulations
- Installed dehumidify to meet title 24 requirements

## HVAC

- Installed 2 x 3 ton mini split HVAC units to meet title 24 requirements

## Garage

- Installed bespoke garage door

## Septic System

- Installed new waste water piping around the exterior of the house and new septic tank and soak away

## Workshop

- Installed custom fire resistant doors, custom shelving unit and extractor
- This room specifically required extensive cleanup