

1353 Eastdside Road, El Cajon, CA 92020

Item Description	Category	Room/Area	Supplier	Installer	Total Cost
Home Remodel- Initial Contract	Structural	Whole House	David Ropp	David Ropp	\$66,400
Architectural & Engineering Plans	Plans	Whole House	Jorge Engel	AMC Consulting	\$10,633
Stucco Exterior	Structural	Whole House	David Ropp	Merced	\$11,200
Cement Tile Roof & Courtyard Skylights	Structural	Whole House	St John Builders	St John Builders	\$15,555
New Concrete Driveway & Front Walkways	Exterior Features	Front Yard	Primo Concrete Company	Primo Concrete Company	\$13,890
Milgard Dual-Pane Vinyl Windows	Structural	Whole House	Dixieline	David Ropp	\$30,000
Milgard Vinyl Sliders @ Dining & Primary Bedroom	Structural	Dining, Primary Bedroom	Dixieline	David Ropp	included above
Win-Door 3-panel Slider @ Great Room	Structural	Great Room	Dixieline	David Ropp	included above
Jeld-Wen Custom 36" Fiberglass Entry Door	Structural	Entry	Dixieline	David Ropp	\$5,200
New HVAC System with NEST Thermostat	HVAC	Whole House	David Ropp		\$11,000
New Attic Insulation @ Entire House	Structural	Whole House	David Ropp		\$4,600
QuietCool Whole-house Attic Fan with Timer Control	HVAC	Whole House	David Ropp		\$2,000
Owned 18-panel Solar Energy System	Electrical	Whole House	Semper Solaris	Semper Solaris	\$27,600
Fully Upgraded 200amp Main Panel with additional 75amp SubPanel	Electrical	Whole House	David Ropp		\$9,500
New Copper Plumbing @ Whole-house with Hot-water Recirculator	Plumbing	Whole House	David Ropp		\$9,500
HALO Whole-house Water Filtration	Appliances	Whole House	Ferguson	David Ropp	\$1,804
Recessed Lighting on Dimmers Throughout Home	Electrical	Whole House	David Ropp		included above
ProTec Luxury Vinyl Wood-look Plank Flooring @ Entry, Great Room, Dining, Kitchen, Hall, Beds 2 & 3	Flooring	Entry, Kitchen, Dining Room, Great Room, Hall, Bed 2, Bed 3	Diamond W	David Ropp	\$16,500
Custom Kitchen Cabinets with Plywood Construction, Soft-Close, Extensive Built-in Features Throughout	Interior Features	Kitchen	Imperial Custom Cabinets	Imperial Custom Cabinets	\$27,000
Undercabinet Lighting @ Kitchen	Electrical	Kitchen	Home Depot	David Ropp	included above
Honed Ivory White Quartz Countertops @ Kitchen Perimeter with 2-1/4" Mitered Edge	Countertops	Kitchen	Arizona Tile	Chon Villa	\$7,945
Polished Fusion Quartzite Countertops @ Kitchen Island with 2-1/4" Mitered Edge	Countertops	Kitchen	Arizona Tile	Chon Villa	included above
Calacatta Marble Mosaic Backsplash @ Kitchen	Tile	Kitchen	Arizona Tile	David Ropp	\$580
Kitchen Aid Stainless Steel Professional Appliance Suite with 36" Gas Cooktop, Chimney Vent Hood, Double Wall Oven, 42" Built-in Refrigerator, Dishwasher, Sharp Microwave @ Island	Appliances	Kitchen	Pacific Sales	David Ropp	\$18,507
Ruvati Fireclay Farmhouse Kitchen Sink	Plumbing Fixtures	Kitchen	Amazon	David Ropp	\$699
Hansgrohe Kitchen Faucet	Plumbing Fixtures	Kitchen		David Ropp	\$753
Mountain Plumbing Instant Hot Water	Plumbing Fixtures	Kitchen		David Ropp	\$999
Pendant Lighting @ Kitchen Island	Electrical	Kitchen	Tap Lighting	David Ropp	\$436
Custom Built-In Cabinets @ Great Room Wall with Puck Lighting in Glass Uppers	Interior Features	Great Room	Imperial Custom Cabinets	Imperial Custom Cabinets	\$11,500
Gas Fireplace @ Great Room with LED Lighting, Adjustable Flame, Fan System for Heat Distribution, and Remote Control Operation	Interior Features	Great Room	Warm Hearth	David Ropp	\$9,918
Custom Limestone Full-height Fireplace Surround with Custom Wood Mantle	Tile	Great Room	Emser Tile	David Ropp	\$1,152
Hunter Douglas Woven Wood Shades @ Entry, Kitchen, and Dining Room with Motorized Smart Controls	Interior Features	Entry, Kitchen, Dining Room	Hunter Douglas	Beach Drapery	\$2,395
Sunsetter Exterior Screen Shade @ Great Room Slider with Motorized Controls	Exterior Features	Back Yard	Costco		\$611
Ceiling Fans in All Bedrooms	Electrical	Bedrooms	Fan Diego		\$896
Wood Shutters in Beds 2 & 3	Interior Features	Bed 2, Bed 3	Beach Drapery	Beach Drapery	\$1,400
Bi-fold Wardrobe Doors @ Beds 2 & 3	Interior Features	Bed 2, Bed 3			\$1,000
Custom Built-in Closets @ All Bedrooms	Interior Features	Bedrooms	California Closets	California Closets	\$4,927
Custom Built-in Linen Cabinet @ Hallway	Interior Features	Hall	Imperial Custom Cabinets	Imperial Custom Cabinets	\$1,700
Bathroom Remodel Labor	Interior Features	Hall Bath	Pince Construction	Pince Construction	\$15,700
Ultra-premium Bathroom Fixtures @ Hall Bath including Heirloom Vanity with Calacatta Marble Top, Cast Iron Soaking Tub, Polished Nickel Plumbing Fixtures & Accessories, Sconces, Pivot Mirror.	Interior Features	Hall Bath	Waterworks	Pince Construction	\$15,868
Limestone Flooring @ Hall Bath	Flooring	Hall Bath	Arizona Tile	Pince Construction	\$742

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Tile Surround to Ceiling with Glass Mosaic @ Tub Face, Shampoo Niche & Sink Splash	Interior Features	Hall Bath	Arizona Tile / Jeffrey Court	Pince Construction	\$1,541
Bathroom Remodel Labor	Interior Features	Primary Bath	Homeowner GC		\$7,000
Custom Vanity Cabinets @ Primary Bath	Interior Features	Primary Bath	Imperial Custom Cabinets	Imperial Custom Cabinets	\$3,690
Fantasy Ocean Marble Slab Countertops with 2-1/4" Mitered Edge & 8" Penny-round Tile Backsplash	Countertops	Primary Bath	Arizona Tile / CEPAC	Chon Villa	\$2,296
Wall-mounted Chrome Faucets @ Both Sinks	Plumbing Fixtures	Primary Bath	Waterworks		\$4,650
Lighted Vanity Mirrors with Touch Controls	Interior Features	Primary Bath			\$800
Custom 3-panel Mirrored Sliding Wardrobe Doors & Bi-fold Wardrobe Doors @ Primary Dressing Area	Interior Features	Primary Bath	Contractors Wardrobe		\$1,914
Spa Shower with Marble Slab @ Built-in Bench, Full-height Tile Surround, Slab @ Dam Top, Penny-round Tile Pan	Interior Features	Primary Bath	Arizona Tile / CEPAC		\$5,382
Chrome Plumbing Fixtures & Accessories	Plumbing Fixtures	Primary Bath	Waterworks		\$8,459
Limestone Flooring @ Primary Bath & Dressing Area	Flooring	Primary Bath	Arizona Tile		\$1,560
1/2" Frameless Glass Enclosure @ Primary Bath	Interior Features	Primary Bath	Yengst Glass	Yengst Glass	\$1,131
Hunter Douglas Cordless Cellular Shade @ Primary Bath Window	Interior Features	Primary Bath	Hunter Douglas	Beach Drapery	\$250
Hunter Douglas Dual Roller Shades @ Primary Bedroom Slider	Interior Features	Primary Bedroom	Hunter Douglas	Beach Drapery	\$674
Sunsetter Exterior Screen Shade @ Primary Bedroom Slider with Motorized Controls	Exterior Features	Back Yard	Costco		\$528
Sunsetter Exterior Retractable Awning Outside Primary Bedroom with Motorized Controls	Exterior Features	Back Yard	Costco		\$0
Carpet @ Primary Bedroom	Flooring	Primary Bedroom	Mohawk	Coles Carpets	\$1,871
Remodeled Saltwater Pool & Spa with Pebbletec Finish, Porcelain Accent Tile, Baja Shelf, Concrete Coping	Pool & Spa	Back Yard	Estrada's Pools	Estrada's Pools	\$58,000
New Fully Automated Pool System with Filter, Salt Chlorinator, Acid Dispenser, Heating, and LED Lighting	Pool & Spa	Back Yard	Pentair	Estrada's Pools	included above
New Concrete @ Backyard Decking	Exterior Features	Back Yard	Estrada's Pools	Estrada's Pools	included above
Automated Solar Heating for Pool & Spa	Pool & Spa	Back Yard	Sun Chaser	Sun Chaser	\$6,730
Trex Deck @ Backyard	Exterior Features	Back Yard			\$25,000
6-person Barrel Sauna with Glass Door	Exterior Features	Back Yard	Costco	Homeowner	\$5,000
Custom-built Flagstone & River Rock Waterfall with In-ground Storage Tank	Exterior Features	Back Yard		Homeowner	\$3,669
Artificial Turf @ Front & Back Yards	Exterior Features	Front Yard, Back Yard			\$7,775
Custom Lush Landscaping @ Entire Property with Automated Irrigation	Exterior Features	Front Yard, Back Yard		Homeowner	\$10,000
Custom Low Voltage Landscape Lighting @ Entire Property with Auto On-Off	Exterior Features	Front Yard, Back Yard	Unique Lighting, Vista Lighting	Homeowner	\$2,500
New Wood Fencing @ Perimeter of Property	Exterior Features	Back Yard			\$5,027
Cat6 & RG-6 wiring @ Entire House	Electrical	Whole House		Homeowner	\$0
Home Security System with Sensors @ All Doors & Windows + Motion Detection	Electrical	Whole House		Homeowner	\$750
Hardwired Smoke & CO2 Detectors @ Entire Home	Electrical	Whole House		Homeowner	\$500
8-Camera Hardwired Surveillance System with DVR	Electrical	Whole House	Costco	Homeowner	\$680
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Total					\$527,487