

## THROUGH-OUT

- 1) Remove & dispose of ALL flooring 910sq.ft. tile and 276sq.ft. laminate flooring and 110sq.ft. atrium decking.
- 2) New 24"sq light/creamy, off white Italian Porcelain "REVELANCE" tile through-out set with straight lay-up
- 3) Platinum Plus "Cabana" Carpet both bedrooms & closets w/NIKE pad
- 4) Re-texture/PLASTER walls and ceilings throughout entire interior of home and garage
- 5) New Paint through-out (Universal Brown, Aulait Ole', Changing Seasons, & Cream in My Coffee.....BEHR paint using Lowe's color palette)
- 5) All new outlets, switches & cover plates thru-out (LIGHT ALMOND)
- 6) Upgrade to larger ac vents plus additional above garage passageway door & inside master closet
- 7) NEW duct-work through-out w/ NEW ADDITIONAL upstairs (QUIET!) RETURN for consistent, even cooling/heating/air circulation throughout
- 8) Install GFI's for each appropriate circuit in baths, kitchen & laundry area
- 9) Clean, Sand & Paint Refinish Metal Interior Window & Door Frames (all 32) & screens using Rustoleum Universal "Rubbed Oil Bronze"
- 10) Patch, seal, plaster, etc. any and all holes and damages to walls of interior/exterior
- 11) Secure ALL upstairs plywood subflooring with deck screws with plywood replacement where needed
- 12) Additional plywood overlay to level flooring in master bedroom, master closet and guest bedroom
- 13) Insulate all uninsulated &/or compressed &/or poorly insulated wall & ceiling bays w/ fiberglass insulation
- 14) Install sound barrier board in master bath walls w/additional insulation
- 15) Replace all doors (except HOA front door) with pre-hung, 2-panel, square top, V-groove, knotty pine and same for pocket door installation for guest bath and master closet
- 16) All new copper waterlines beginning at new water pressure regulator at walkway
- 17) All water lines both hot & cold insulated with foam covers throughout beginning to end

- 18) New wood 20 minute fire rated v-groove passage way door to garage
- 19) New passage door hardware/door knobs rubbed oil bronze

## KITCHEN

- 1) Remove entire kitchen non-structural/partition walls along with soffits up to trusses and to wall studs
- 2) New Insulation to maximum amount for ceiling & walls & install double layer 5/8" drywall @ common walls
- 3) Wire ceiling for 4 dimmable LED can lights, separate LED task lighting over sink and two decorative pendant lights over breakfast bar
- 5) Reroute switches to NE partition wall in dining rm, additional electrical outlets thru-out w/ GFI. Additional outlet beneath sink along with "future work" box with cover
- 6) Reroute plumbing for corner window sink location for BLANCO single basin 32" S.S. sink w/ MOEN "Align" Nickel faucet Use 1/4 stops plus garbage disposal
- 7) Dedicated electrical box above range in cabinet for BOSCH exhaust hood ducted to the exterior above AC compressor.
- 8) FX 100% European Birch Wood espresso "GREEN" finish "CENTURY CITY" cabinets w/pullouts & brushed nickel handles & soft close hinging & soft close drawer glides
- 9) Pental Quartz "Pismo Dune" counter tops
- 10) Under-counter water (2 yr rated) filter PENTAIR EVERPURE to counter top spigot and to ice maker via copper flex line through wall studs.
- 11) Separate water line @ refrigerator/Ice maker w/ recessed plumbing box for flush fit w/ 1/4 turn stop for unfiltered city water.
- 12) Tilt out drawer compartment at sink
- 13) Pull out double covered trash & open recycle containers by sink
- 14) Wall switched Task Lighting beneath upper cabinets
- 16) Frame soffits to ceiling for AC/Heating ducts to follow same layout as cabinetry in above soffit chase. Frame soffit to properly center LED lighting over corner sink.
- 18) Additional outlets on north kitchen wall

- 19) Additional insulation in roof/ceiling trusses
- 20) New BOSCH French Door W/Double Drawer Freezer w/ice maker (ice catch pan in cabinet above refrigerator)
- 21) New FISCHER PAYKEL Double Drawer Dishwasher (use powder detergent only)
- 22) New BOSCH 5-Burner GAS Range (also wired for 220v Electric Range)
- 23) Security stops/screw locking pins in window frames
- 24) Insulating cell shades in kitchen windows
- 25) Elysium collection 1" X 2" MANGO mosaic tiles north and west walls
- 26) Refurbish/refinish kitchen window metal frames and screen frames

#### DINING ROOM

- 1) Replace drywall & Replaster window wall mullions - check for any structural water damage to wood...NONE
- 2) Install 2 LED dimmable 6" light can recessed lights over dining area
- 3) Remove built in cabinet and frame in opening to create floor to ceiling 30" depth kitchen/dining room partition wall for side of refrigerator and for light switch panel and for AC/Heating vent.
- 4) Upper left double pane window replacement
- 5) Refurbish/refinish all metal window frames
- 6) New outlets

#### ATRIUM

- 1) Remove 2" x 6" D.F. Decking
- 2) Check for integrity of overhead 6 X 12 beams....GOOD!
- 3) Flash north/sloped end of Beams to prevent water intrusion
- 4) Install GFI

- 5) Install new hose bib
- 6) Silicone seal all windows
- 7) Install metal protective caps on tops of beams

#### ENTRYWAY

- 1) New V-groove wood shutter door for guest closet
- 2) Refurbish/refinish metal window frames
- 3) Finish interior guest closet with clothes pole and shelf
- 4) Wire in attic and replace doorbell button & ringer in stairwell near ceiling
- 5) Install 4" LED can light
- 6) Washable/replaceable air filters location

#### LIVING ROOM

- 1) Clean, Sand & Spray Paint fireplace metal surround in high heat flat black.
- 2) Repair interior cement panels with high heat cement caulking....check fireplace operation....GOOD!
- 3) Remove drywall on face of fireplace for 2 X 6 Spanish styling with recessed Elysium MANGO tile. Create hearth across front approx 16" high X 12" deep X 8' long. Tile the top and edge to match and plaster finish the face.
- 4) Construct with d.f. 2" X 6" & drywall w/ knock-down plaster finish Spanish fireplace surround floor to ceiling and set recessed area with mosaic tile to metal firebox. Use mitred metal "Sleuter" to ease edge difference. Set inside framing to allow for perfect/uncut fit of square Elysium "Old California" Mango ELYSIUM pottery tiles
- 5) Mantle created with European Birch built in box-style to match cabinetry.
- 6) New wheel assembly for 10' sliding door

- 7) Security stop /screw pin for window frame
- 8) Security turn bolt at sliding door threshold
- 9) New outlets throughout
- 10) Refurbish/Refinish metal window frames
- 11) Refurbish/refinish metal sliding door frames
- 12) CO2 detector plug-in
- 13) Remote 3-speed ceiling fan

#### GARAGE

- 1) 6 - LED Can ceiling light installation
- 2) LED garage stairway can light
- 3) Drain/clean water heater
- 4) New staircase w/top landing finished with Italian Porcelain "Revelance" tile with wider stairs at bottom of staircase
- 5) Electrical panel 2 breaker replacement plus new master bathroom circuit
- 6) New water pressure regulator at front walkway with easy off/on gate valve & new hose bib
- 7) Insulate all ceiling bays and open wall bays with additional fiberglass insulation
- 8) Patch all holes created from new electrical & plumbing & waterline work then cover with LOW-E FOIL, install 3/4" metal furring strips for 3/4" air space and overlay with new 1/2" drywall for cooler temps
- 9) Cover all west walls with LOW-E FOIL, install 3/4" aluminum furring and cover with drywall for cooler temps
- 10) Replaster throughout & paint with 3 coats Navajo White
- 11) Heating system rebuilt with "mother board", coils cleaned, and serviced with all new interior parts
- 12) AC compressor replaced, new wiring, coils cleaned/washed

- 13) New battery powered smoke alarm top of stairwell
- 14) 3 remotes for garage door opener...2 operate Mtn Villas entry gate

#### PATIO

- 1) GFI
- 2) New hose bib at kitchen window
- 3) AC compressor replaced, new wiring, recently serviced, coils cleaned/washed

#### INTERIOR STAIRWAY

- 1) Framed stairway system removed and replaced with custom iron & travertine rolling staircase with locking wheels and locking front pins to move in/out for cleaning floor/washing window
- 2) Italian Porcelain Tile "Revelance" wall and floor (waterfall-like) beneath new stairway
- 3) 3-way switch for stairway light fixture
- 4) Refurbished/refinished metal window frames and atrium sliding door frames
- 5) New wheel assembly for sliding atrium door

#### STUDY & HALLWAY

- 1) 4 LED dimmable ceiling lights for study
- 2) 3-speed ceiling fan (remote located in 2nd drawer - end of kitchen counter/bar)
- 3) V-Groove shutter door for Linen closet
- 4) LED hall can light
- 5) Additional attic insulation in ceiling joists

- 6) Reframe attic access panel
- 7) New hot wired new 10 yr smoke alarm
- 8) Refurbished/refinished metal window door frames/screen frame

#### GUEST BEDROOM

- 1) V-Groove knotty pine passageway door
- 2) V-Groove knotty pine closet door.
- 3) 3- Speed ceiling fan w/4' pole
- 4) Platinum Plus "Cabana" Carpet w/NIKE pad
- 5) Color matched insulating cell-shade
- 6) Double Closet poles and center shelf system
- 7) New Triple mirror sliding by-pass closet doors
- 8) Level & tighten flooring w/ plywood & use deck screws
- 9) Refurbished/refinished metal window frames

#### GUEST BATHROOM

- 1) Remove mirror, vanity w/ tile & sink components
- 2) Pental Quartz "Pismo Dune" counter top
- 3) Replace vanity w/ FX cabinet "Century City" 100% European Birch w/ "GREEN" finish
- 4) Tear out tub installation & replace with Americh Cloe 17" SOAKING tub w/shower curtain and rod
- 5) Tile tub/shower walls to ceiling w/Porcelain 12" X 24" tile
- 6) 2 - LED 4" can lights above vanity and 1 - 6" in middle of room
- 7) Fantech exhaust system
- 8) Replace existing hinged door with V-Groove Knotty Pine POCKET door installation for space

saving "sweep" elimination

- 9) MOEN "Align" series faucets Nickel finish
- 10) MOEN "Align" series tub/shower combo with valve system
- 11) KOHLER "VERTICYL" trough sink - WHITE
- 12) Comfort height KOHLER CIMMARON 1.2gal. toilet w/concealed trapway - WHITE w/ brushed nickel lever
- 13) ELYSIUM tile collection at sink to ceiling
- 14) Custom 42" all wood TRI-FOLD beveled mirrored cabinet with triple concealed compartments with adjustable shelving & soft close feature
- 15) MOEN "Align" series towel bars, paper holder, robe hook
- 16) Refurbished/refinished metal window frames

#### MASTER BEDROOM

- 1) V-Groove Knotty Pine passageway door
- 2) Remove partition wall into bathroom and move outlet
- 3) Level / tighten flooring with plywood & use deck screws
- 4) Platinum Plus "Cabana" Carpet w/NIKE pad
- 5) Sliding door wheel assembly replacement
- 6) Sliding door metal frame refurbishing/refinishing
- 7) LOW-E foil on flooring of cantilevered overhang area of bedroom and closet where exposed to heat over driveway
- 8) New screen balcony door
- 9) Security turn bolt at sliding door threshold
- 10) Balcony rebuilt/repainted recently via HOA
- 12) New hot wired new 10yr smoke alarm
- 13) New QUIET AC/Heat return for even temperatures throughout



#### MASTER BEDROOM WALK-IN CLOSET

- 1) Install 1 - 6" LED can light
- 2) Install plywood to level floor w/deck screws
- 3) Carpet same as bedrooms w/NIKE pad
- 4) Replace existing hinged door V-Groove knotty pine POCKET door installation for space saving "sweep" elimination
- 5) Double clothes poles on both sides (8 TOTAL) W/center shelving systems
- 6) Additional AC/Heating duct w/vent above pocket door
- 7) Refurbished/refinished metal window frames
- 8) Insulating cell shade
- 9) CO2 detector plug-in

#### MASTER BATHROOM

- 1) Remove entire bathroom to studs & ceiling joists. Remove tile flooring, counter, cabinetry, shower, toilet, sinks, faucets & mirror
- 2) Remove shower/toilet room wall w/pocket door & north wall w/cabinet
- 3) Shorten depth of south shower room wall by 20"+/- to match to bedroom corner wall
- 4) Relocate toilet plumbing to north wall in empty space behind left medicine cabinet. Create toilet floor space 34"+/- with floor to ceiling privacy wall w/new insulation & sound barrier board on shared/common wall. 10 Sq.Ft.gained.
- 5) Shorten counter top space to 72"
- 6) Walk-in Shower w/stone pebble floor Moen "Align" Nickel fixture and matching valve
- 7) Bench seat across shower approx 3' w X 16" h X 12" - 14" d w/ stone pebble seat
- 8) Tile all walls to ceiling of shower & toilet space & privacy wall w/Porcelain 12" x 24" tile
- 9) Fantech Light/Exhaust in shower w/2-port system to share with toilet

- 10) Frameless glass door to ceiling . Glass panel at side of bench
- 11) Dimmable three 4" ceiling LED can lights above sink/vanity
- 12) New beveled Mirror over counter 48.5" X 48.5"
- 13) MOEN "Align" series faucet & shower assembly
- 14) FX Cabinetry - Century City 100% wood European Birch "Green" finish with soft close hinging and soft close drawer glides
- 15) Pental Quartz "Pismo Dune" counter top
- 16) Kohler "Kathryn" trough sink - WHITE
- 17) Two Custom Built-in beveled mirrored 42" cabinets at each end of counter walls w/ adjustable glass shelves w/soft close feature
- 18) New larger ac/heating ductwork
- 19) Relocate new outlets to counter top corners.
- 20) Comfort height w/concealed trapway Cimmaron 1.2 gal. KOHLER toilet - WHITE w/ brushed nickel lever
- 21) Additional attic insulation in roofing/ceiling joists
- 22) Elysium tile collection at sink to ceiling

