Updates to 12262 Ranch House Rd, San Diego CA 92128

These are the updates to our house as of 9/16/2026

NOTE: Updated Square footage is 2,621 sq ft GLA as per 2 appraisals in 2024

Garage $11,778

Fully upgraded garage with a premium epoxy floor system with polyaspartic topcoat, extensive custom cabinetry, butcher-block workbench, slatwall organization, overhead rack, and generous attic storage with a newly installed pull-down attic ladder for convenient access. Thoughtfully designed to maximize storage while maintaining a clean, polished and highly functional workspace.

Garage upgraded with a dedicated 50-amp, 240-volt EV charging circuit and receptacle, providing convenient at-home electric vehicle charging capability

HVAC $8,894

HVAC heating system upgraded in 2025 with a new two-stage 80,000 BTU gas furnace featuring an ECM blower motor, stainless-steel heat exchanger, new flue piping and surge protection. Professionally installed with City permit, HERS testing and duct-leakage verification completed; California energy-code compliance confirmed.

Plumbing $3,100

Plumbing upgrades include a newer A. O. Smith 50-gallon natural-gas water heater, replacement of three interior shutoff valves with premium quarter-turn valves and braided supply lines, plus repair and relocation of the garage condensate drain/PVC line.

Roof $30,000

Major roof renovation completed in 2026, including new underlayment, new gutters, upgraded primary and secondary flashing, new chimney metalwork, drip-edge and bird-stop protection, repair/replacement of damaged wood and fascia as needed, replacement of broken roof tiles, and a new torch-down system on the flat-roof section. Solar panels were removed and reinstalled with new mounting hardware. Roofing work includes a 30-year manufacturer warranty and 15-year labor warranty

Audio Visual System $12,800

Living/family room professionally wired for 5.1 surround sound with installed Sonance in-ceiling speakers, JL Audio powered subwoofer, 65" LG E9 Glass 4K OLED TV, Yamaha AVENTAGE 9.2-channel AV receiver, Panasonic 4K Ultra HD Blu-ray player, and

Panamax/Nice power conditioning and surge protection. Components are housed in a dedicated in-cabinet AV equipment rack with organized wiring and professionally integrated through a URC Total Control system with handheld Wi-Fi remote—creating a clean, high-performance home-theater setup.

Shed $7,112

Large 12' × 10' Tuff Shed outdoor storage building featuring double doors, eight transom windows, heavy-duty access ramps, house wrap, upgraded 12" on-center floor joists, wall and floor ventilation, and security hardware—providing substantial, well-designed additional storage.

Sewer $12,500

Major exterior sewer repair completed, correcting a misaligned sewer lateral connection between the home's ABS piping and original clay line. Work included excavation and replacement of the faulty connection with a proper mechanical transition, video inspection of the remaining lateral, flow and leak testing, and compacted backfill. Work performed by licensed plumbing contractor and backed by a 5-year workmanship warranty.

Other

Bedrooms

- Closet organizers, new lighting and fans, painting

Laundry

- New cabinets, lighting, painting, vent fans, appliances

Living room

- New cabinets, sky light, painting, dimmable recessed lighting

Kitchen

- New cabinets, dimmable recessed lighting, sink, appliances, electrical, painting

Bathrooms

- New cabinets, toilets, lighting, showers, vent fans, painting

Plumbing updates throughout the house

New Landscaping