

List of Improvements

3026-28 Comstock, San Diego 92111

- All new electrical to telephone pole. New 200 amp main meter panel on each side.
- All new plumbing.
- New full master bathroom added on both sides. Under permit. Travertine shower - 3028. Slate tile shower - 3026.
- New Washer Dryer closets each side for full-size washer/dryer stacked. Under permit.
- Walls removed to create larger layout.
- Old furnace under floor removed - both sides.
- New HVAC added in both attics
- All new dual pane windows - both sides,
- All new insulation added to walls and attic - both sides.
- All new drywall - both sides.
- Communication wiring: All rooms wired for internet with central communication Hub in small bedroom closet.
- Mirrored closet doors on all closets in all bedrooms
- Crown moulding added to 3026 throughout
- 3026 original hardwood could not be salvaged; travertine added throughout,
- Pull down ladders added to ceiling to access attic - both sides
- House jacked up and new supports added underneath in crawl space
- Stem wall beefed up
- Added 12' x 35' deck off back (3028)
- Master bedroom window converted to 6' sliding glass door to access deck (3028)
- Water heater re-located to under house in spacious tall crawl space - under permit.
- Additional outlets added all rooms. Kitchen circuits all to code. Dedicated microwave over stove, etc.
- Kitchen layout changed; new french doors added straight back to access new deck for 3028. Side door closed.
- New roof
- New solid wood front doors
- Porch covers built out
- Concrete walkways poured to add path in front of building to connect front doors
- 2 driveways poured
- Counters are granite tiles. 3028 has black polished granite tile countertops with eat in bar.
- 3026 has peninsula with eat-in bar
- Dishwashers, disposals, over-the-range microwaves added
- New retaining wall in front to create nice flat front yard. This wall is permitted.

- New concrete steps poured in front of each front door.
- All new 8' custom fences added all the way around property, 6' solid, 2' lattice on top. Retaining block wall at base of fence in back to retain bank.
- All new stucco
- Irrigation sprinklers added in front yards. Both sides have sprinkler timers.
- New forced air air-conditioners added to both side. Large condensers sit on each side of building.
- New floating engineered hardwood floors (Cali-wood)
- New solid wood fences dividing backyards
- New solid wood fence at base of driveway (3028) added with gate
- 3026 fence, dividing property from side neighbor, replaced completely with new metal posts.