

Infrastructure

- Replaced piping inside house with copper piping on move in (2004)
- Replaced piping to street meter with copper piping in (2025)
- Solar Electric installed – 30 LG panels + LG Battery + car charging outlet (2019)
- Replaced angle stops and faucets in 6 bathroom sinks (2026)
- Whole house water filter (2024)
- Tankless water heater (2023)
- House repainted / stucco repair (2024)
- Whole house fan (2013)
- Audio system throughout house and outside speakers (2010)
- Intercom, Security system
- Custom iron front door, gates (2007)
- LED lighting, ceiling fans throughout house

House Remodel & Expansion (2013~2014)

- Complete remodel based on architectural design
- New windows / doors including reframing to making house lighter and open
- Opening of back wall, folding doors & screen, covered porch for indoor / outdoor living
- New wood / marble flooring throughout house
- Kitchen remodel
- New laundry room / kids bathroom remodel
- Addition of pool bathroom
- Steam shower in pool bathroom
- Addition of office & pantry

House / Garage Remodel (2008)

- Removal of fireplaces
- Installation of gas line for cooktop
- Drywalling, finishing of garage including installation of attic garage storage area
- Washlet toilets

Outside

- Pool & spa 20x40 (2013)
 - saltwater
 - quartztec finish

- automatic built in cover – cover replaced in 2025
 - solar heating on roof
 - purpose built wall for equipment to eliminate noise
 - fountain
 - Wireless controller
- Barbeque (2013)
- Sport court & gazebo (2010)
- All grass removed replaced with turf, drip irrigation, water-efficient rotor sprinklers on hill, wireless sprinkler system

Guest House Plans (2016~2017)

- Completed architectural plans for guest house in front
- Review completed by City of Poway – but city wanted us to sign deed restriction to never install kitchen and to never rent
- Decided not to go ahead – but this is now contrary to California law
- Another owner could build the plan