

73-402 SALT CEDAR STREET REMMODLE UPGRADES & AMENITIES

I. Seismic:

- Shear paneling exterior & interior walls
- Hold downs (HD's) for uplift
- A35's & 2.5 ties - roof rafters to ridge & wall(s) top plate

II. Energy, Plumbing & Electrical: All windows & sliding doors Low-E dual pane

- R22 batt (high density) insulation in vaulted ceiling, R30 batt elsewhere
- R15 batt (high density) insulation in exterior walls, R11 interior
- Fleetwood mfg. sliding glass doors & International Window corp. (IWC) windows
- 2 Trane 5 ton A/C condensers w/TPX valve in coil unit(s) -12SEER
- Master & guest bedrooms zoned for independent comfort setting
- All new ABS main drain & secondary drain lines (existing abandoned)
- All new PEX hot/cold supply lines throughout
- 2 Bradford White 50 gal water heaters w/recirc pumps
- 200 AMP main panel w/sub panel in utility room – 40 plus circuits & all new wiring
- Structured panel - phone/TV & CAT 5 to bedrooms, living, office & family room
- Speaker wiring living, kitchen & family room & ext. patio
- Speaker wiring in master bedroom & bathroom

III. Amenities:

- Intercom at front gate w/electronic release
- All yard lights LED low-voltage on timer
- Water features guest bedrooms patio and master bathroom
- Pebble finish & raised spa added to pool w/tanning shelf
- Gas stub outs at main patio(s) for BBQ, fire pit, space heaters, etc.
- Mist system full patio length w/commercial pump (in ext. closet)
- Entry interior water feature ... article in 92260 magazine
- Steam shower in utility bathroom & Jacuzzi tub in master (Bain mfg.)
- Chef's kitchen ...built-in coffee maker, double 30" oven, gas cooktop, warming drawer wine cooler, large pantry ...lots of cabinet space