

<b>Renovations Completed - October 2019 through August 2021</b>	<b>Building Impacted</b>
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New Roof, flashing, skylights, gutters, and downspouts; new fascia and soffit where needed	Both
New high efficiency windows and French doors - Marvin Infinity series - with new interior and exterior trim	Main House, plus selected windows in Studio
New entry doors for Kitchen and Studio, with digital locks	Both
New high efficiency Heat Pump HVAC system installed (replaced inefficient AC and gas heat) - Created a two zone HVAC system, moved the equipment to the attic - New system is fully remote sensing command controlled	Main House
Replaced gas water heater with tankless electric water heater - located in the attic	Main House
Created a hallway storage room, by relocating HVAC and water heater to attic.	Main House
Replaced gas water heater with new gas water heater	Studio
Replaced or refurbished railing, columns and bannisters on porches, decks, and staircase to studio	Both
Installed porch swing, new custom made seat cushion, and pillows	Main
Replaced all the floor boards with low maintenance Timbertech in porch, decks and staircase to studio	Both
Added joists and structural support to the porch and all decks	Both
Replaced damaged siding and other exterior wood elements	Both
Added new landscaping, irrigation and lighting along path from driveway to north bedrooms' deck	Both
* Added new gravel path, metal "fencing" and a rock border from front porch to north bedrooms' deck	Main
* Added path lighting from garage to north bedrooms' deck	Both
* Added "Up" lighting to olive trees along the front path	Both
* Repaired Fountain	Main
* Professionally landscaped with flowering plants	Both
Paved the driveway with asphalt	Studio
Added lattice screening to areas under the front porch, kitchen deck and pool/patio decks	Both
Expanded usable space in the pool patio area and added landscaping * Removed fence	Both
* Installed bedding, artificial grass, gravel and metal "fencing" along back of patio * Added landscaping and irrigation to plants in back pool patio	
Added new security system with remote, mobile monitoring capability * New ADT system and sensors * New 12 camera system * Added Ring to front door * Added interior camera to wine cellar	Both

Added new locks in all doors, including locks which can be controlled remotely via ADT system	Both
Painted exterior of home including all trim, railings, ceilings, lattice, soffits, and fascia	Both
Installed new exterior sconces/lanterns	Both
Installed rooster weather vane	Studio
Installed new hose bib	Main
Installed natural gas line to outdoor barbecue grill	Main
Installed new water conditioning and filtration system	Both
Installed new valve system for indoor water distribution and vineyard irrigation	Both
Installed new pool cover, pool pump and filter, automatic chlorinator, pool filler valve/float, and pool sweep (spring of 2022).	Studio
Installed rodent guarding throughout the exterior of home, including in crawl space and attic.	Both
Refinished all interior walls from a rough surface to a class 5 smooth finish	Main
Painted all interior walls, wall coverings, ceilings, doors, casing, trim, baseboards, everything	Main
Squared off and cased 3 arched openings leading to living and dining rooms	Main
Installed new LED recessed lighting throughout the house. Upgraded existing and added new	Main
* Installed RH Chandelier in Dining Room	
* Installed 2 island pendants and table chandelier in kitchen	
* Installed pendant over bathtub in master bathroom	
* Installed RH sconces in Foyer	
Replaced all interior doors and hardware, including hinges and passage handles	Main
Removed carpeting in three bedrooms and installed white oak hardwood flooring	Main
Refinished existing hardwood floors in living, dining, kitchen, pantry/laundry room, guest room, foyer, and hallways.	
Replaced and painted all base boards	Main
Installed Hunter Douglas Powerview window coverings in Main Bedroom (with blackout), daughter's bedroom, living room, and kitchen	
* Powerview shades are remote controlled via app or traditional handheld controller	
Renovated all bathrooms in the main house	
* Main En Suite Bath: completely gutted the entire bathroom and added new: freestanding tub and tub filler, shower and frameless glass enclosure, custom made cabinetry and quartz countertop, sinks, Nutone heated floors, sconces, pendant lighting, plumbing fixtures, hidden electric outlets in cabinetry, recessed lighting, exhaust vent, niche, shiplap wall covering, shower tile, floor tile, toilet, towel bars, TP holder, towel rack, pivot mirrors.	

\* Daughter's En Suite Bath: completely gutted the entire bathroom, removed tub and added new: walk in shower, Daughter's En Suite Bath: completely gutted the entire bathroom, removed tub and added new: walk in shower, floor tile, shower tile, custom glass enclosure, plumbing fixtures, vanity and countertop, round lit mirror, towel bar, robe hook, floating shelves over toilet, toilet.

\* Hall bathroom: completely gutted existing bathroom, added new: alcove tub/shower, glass shower doors, floor tile, shower wall tile, shiplap wall coverings, niche, plumbing fixtures, pivot mirror, wall sconces, vanity, countertop and sink, toilet, towel bar, robe hook.

\* Guest En Suite Bath: completely gutted the existing bathroom, removed tub and added new: walk in shower, floor tile, shower tile, niche, custom glass shower enclosure, plumbing fixtures, vanity, sink and countertop, recessed and lit medicine cabinet, towel bars, robe hook, toilet. Created new built-in storage/shelving area.

\* Powder Room: completely gutted existing bathroom, added new: freestanding vanity, countertop and sink, floor tile, plumbing fixtures, toilet, shiplap wall coverings, robe hook, towel bar, round mirror, sconces.

#### Renovated Living Room

\* Installed custom, wall to wall, built in media/entertainment/work center with lighting. Work center is "hidden" when its doors are closed

\* Installed tongue and groove ceiling treatment with beams

\* Renovated fireplace: added ship lap, travertine ledge rock, custom mantle, custom fire screen, and basalt hearthstone

#### Renovated the Kitchen

\* Removed brick fireplace

\* Added steel beam header, installed La Cantina bifold doors

\* Installed custom kitchen cabinetry with many added features including: mobile device charging drawer, custom drawers for knives, utensils, spices, K-cup coffee, lazy Susan's for added storage ease, pantry cabinet with kitchen appliance "garage", drawers with pullout uppers for lid or other storage; massive kitchen island with counter seating, microwave, 2-zone wine refrigerator, prep sink and storage

\* All new high end appliances including: 48" Wolf 6 burner with center griddle, double oven, dual gas/electric range; Subzero freezer, refrigerator, and refrigerated drawers; Miele dishwasher; Zephyr range hood

\* All new plumbing fixtures, sinks, subway tile backsplash, under cabinet lighting, garbage disposer and dedicated kitchen sink water heater

\* New quartz countertop - the entire kitchen countertop has one seam

\* New pendants above island and chandelier above eat-in kitchen table

\* New tongue and groove ceiling with center beam, new skylights

\* New mud room cabinetry by kitchen door

\* Added pocket door to the pantry and removed door behind coffee station area

#### New pantry and laundry room

\* Removed dividing wall and created one large room

\* Custom laundry room cabinetry, quartz countertop, built-in ironing board, clothes drying rod, Lazy Susan in corner for ease of detergent access, built in laundry basket storage, pantry cabinet with pull outs

\* Custom built in shelving for pantry items, new exhaust venting, new LG washer and dryer