

## 2019–2020 REMODEL PROJECTS LIST

NOTE: All work permitted as required by the City of Yorba Linda  
 All projects requiring HOA Approval were submitted and approved in accordance with HOA CC&R's

### ONE WEEK BATH REMODEL PROJECTS (\$415,945)

SCOPE: One Week Bath was hired to complete several projects. All Bathrooms taken down to studs. In wall plumbing, water membranes, valves, fixtures, fans, lighting replaced. New tubs, toilets, sinks, counters, tile, floors, medicine cabinets, mirrors, towel rods, toilet paper rods, paint etc.

Daughter's Bathroom.....	\$28,768.29	Wife's Office.....	\$24,998.22
Massage Room.....	\$25,015.65	Casita Bath.....	\$45,668.92
Guest Room.....	\$28,274.86	Powder.....	\$9,324.61
Gym.....	\$28,565.54	Master Bathroom.....	\$136,129.70

SCOPE: Laundry Room and Playroom Bar Area redone with new cabinets, countertops, sinks, fixtures, backsplash, paint etc.

Laundry Room.....	\$27,994.98	Playroom.....	\$13,561.49
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SCOPE: Casita Kitchen, new cabinets, floors, countertops, backsplash, fixtures

Casita Kitchen.....	\$47,642.31
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### POOL AND HARDSCAPE REMODEL (\$273,530)

SCOPE: Alan Smith Pools was hired to complete extensive backyard remodel. 4300 sq. feet of stamped concrete pool decking, and coping replaced with cool deck pavers. Pool and spa taken down to gunite shell. Repaired as required, new rebar and gunite to extend reefs and shallow depth from 8' to 5.5'. PebbleTec polished surface, new lights, new controls and all new Pentair equipment (4 pumps, controls, heater, filter, etc). Pool also has an ozone and automated chemical injection system. Pool is integrated into home automation system.

### HOME AUTOMATION (\$227,215)

SCOPE: Surreal Sound Systems was hired to install several smart home upgrades. Extensive cabling of entire property to include main house, casita and landscape areas. Installation of Control4 home automation system to control lighting, heating and cooling, security, audio and video distribution, pool, etc. Server rack added, distribution of 10 video sources (3 Direct TV, 2 Cable, 2 Apple TV, 2 Roku and a DVD server), 2 security NVR's with 20 HD digital cameras (6 interior, 14 exterior). Installation of 14 new, Sony UHD 4K Tv's in sizes ranging from 42" to 77".

### EXTERIOR WINDOWS AND DOORS (\$253,215)

SCOPE: Renewal by Anderson was hired to complete project. Replaced all windows and doors. with Renewal by Anderson Fibrex dual pane high efficiency glass with infused gas. Project completed in 5 phases.

### THEATER GEAR AND SEATING (\$100,000)

SCOPE: Emotiva supplied the XMC-2 Dolby Atmos sound and video processor, XPA 6 channel and XPA 5, channel amplifiers. Scott Walker Audio was the dealer supplying the Martin Logan speakers, JL Audio subwoofers used in a 7.4.2 format. In addition, Scott Walker provided the 4k UHD Sony Laser Projector and the AudioQuest cables used in wall and throughout the project. Theater seating provided by 4Seating.com. Stewart 12' Film Screen. Surreal Sound integrated the components to the Control4 home automation system and Crutchfield supplied the Sanus rack and accessories. Theater seats 12 in a 3 row x 4 chair stadium seating configuration.

### KITCHEN REMODEL (\$99,100)

SCOPE: Miller & Sons Construction was hired to remodel the kitchen. Service included demolition of existing cabinetry, fabrication and installation of new custom cabinets and countertops. All electrical and plumbing upgrades as required to meet current codes, install of new backsplash, and installation of new appliances and range hood.

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### ARTIFICIAL GRASS (\$77,738)

**SCOPE:** Easy Turf was hired to complete project. Replaced all-natural sod on the entire 1 acre property with AstroTurf with the exception of the dog run. Modified sprinkler system to water only the landscape beds. The install lowers the water usage at the property by more than 60%.

### SOLAR INSTALLATION (\$68,000)

**SCOPE:** Peterson Dean Solar was hired to complete project. Installed 43 solar panels, each 300 watts and added 2 LG battery backups, a 12.9 KW system to make electrical use at the property much more energy efficient. System powers both the main home and the casita and has reduced energy usage by more than 60%.

### CLOSET AND STORAGE SYSTEMS (\$59,963)

**SCOPE:** California Closets was hired to complete. Eleven projects involved. Each included removing existing systems and installing new ones. All new systems included backing and in the case of the master suite, included much higher end finishing than the pre-existing builder grade material that was present. The following rooms were completed:

- » Master Closet
- » Master Linen Closet
- » Master Gym
- » Kitchen Pantry
- » Side Entry Coat Closet
- » Foyer Stairway Closet
- » Daughter's Bedroom
- » Guest Bedroom
- » Massage Room
- » Alicia's Office
- » Casita Closet
- » 2nd Floor Landing
- » First Floor Hall by Powder

### HEATING AND COOLING (\$41,050)

**SCOPE:** 20th Century Air was hired to complete projects. All HVAC / Furnaces were replaced. Installed 2 HVAC units for the main home (zoned upstairs and downstairs) with top of the line Carrier multistage blower high efficiency (18 SEER) units. Installed 2 furnace units for the main home with top of the line high energy efficient Carrier gas fired models (zoned upstairs and downstairs). Installed 2 top of the line Carrier heat pumps, one in the main home gym and the other in the casita that provide dedicated heating and cooling for those two areas. In addition, all registers and cold air return housings were replaced.

### KITCHEN APPLIANCES MAIN HOME AND CASITA (\$38,174)

**SCOPE:** Replaced all kitchen appliances with matching KitchenAid appliances secured from Home Depot or Best Buy and installed by third party. Products replaced included:

- » 48" Built-in Side-by-side Refrigerator
- » 48" Built-in 6-Burner Gas Cooktop with Griddle
- » 30" Built-in Dual Convection Gas Oven
- » Built-in Microwave Oven
- » 27" Built-in Warming Drawer
- » Undercounter Trash Compactor
- » Top Control Dishwasher
- » Undercounter Beverage Center
- » Undercounter Wine Cooler
- » Rangehood
- » Casita Undercounter 2-Drawer Refrigerator / Freezer
- » Casita Undercounter 1-Door Refrigerator
- » Casita Microwave

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### OUTDOOR MASONRY, APPLIANCES AND BARBEQUE EQUIPMENT (\$36,120)

**SCOPE:** Rework of exterior masonry at outdoor kitchen, bar, and firepits. Replacement of several outdoor cooking and cold storage appliances. Barbeque equipment bought at Barbeques Galore, cold storage commercial equipment bought at a commercial kitchen supply house. Products replaced include:

- » 32" Delta Heat Gas Barbeque
- » 32" Delta Heat Barbeque Access Doors
- » Delta Heat Drop-in Gas Side Burner
- » Delta Heat Refrigerator
- » Delta Heat 3-Drawer Storage Unit
- » Delta Heat Slide-out Garbage Can Unit
- » Delta Heat Paper Towel Pull-out
- » Glastender 60" Undercounter Commercial Refrigerator
- » Ice-O-Matic Ice Maker
- » Twin Eagles 36" Access Doors
- » Twin Eagles Slide Out Garbage Can
- » Twin Eagles Sink
- » Twin Eagles Margarita Machine
- » Twin Eagles Drawer Unit

### WINDOW COVERINGS (\$30,000)

**SCOPE:** 3 Day Blinds was hired to complete thirteen projects. Replaced existing drapery and window treatments in multiple areas to reflect personal decorating tastes and to control privacy, ambient light and the effects of solar heating. Projects included:

- » Master Bedroom Drapery
- » Master Bedroom Motorized Shades
- » Master Bathroom Shades
- » Master Linen Room Shades
- » Master Gym Shades
- » Guest Bedroom Drapery
- » Playroom Drapery
- » Family Room Motorized Shades
- » Family Room Passive Shades
- » Family Room Half Round Shutter
- » Kitchen Drapery
- » Formal Dining Drapery
- » Formal Living Drapery

### HOUSE PAINTING (\$22,000)

**SCOPE:** Certa Pro Painters of Yorba Linda was contracted to complete work. Painted house and casita exterior and trim in original color palate. Resealed and painted all deck flooring.

### ELECTRIC (\$20,000)

**SCOPE:** David Palmer Electric was hired to perform work. Several projects were completed, both individually and in conjunction with the smart home technology installation. Projects included:

- » Replaced all switches in house and casita
- » Replaced all outlets in house and casita
- » Replaced all exterior GFCI's and covers
- » Replaced every exterior light on house and casita
- » Replaced several interior pendant and chandelier lights
- » Retrofitted every can ceiling light with LED can inserts
- » Added outlets as required for server rack and garage door openers

### GARAGE FLOORS AND STORAGE (\$18,200)

**SCOPE:** Tailored Living was awarded the contract to complete. Garage makeovers to include epoxy floors and built in cabinetry. Added overhead storage units in Adam's garage.

### CUSTOM BUILT IN STORAGE (\$13,832)

**SCOPE:** C&L Custom Cabinets was hired. Custom built ins in multiple locations throughout the house to include:

- » Formal dining room buffet
- » Mudroom hall tree
- » Family room storage wall
- » Master bedroom dresser (x2)

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### PLUMBING REPAIRS AND UPGRADES (\$12,144)

SCOPE: Barker and Sons was hired to do several repairs and modifications as needed around property to include:

- » New Hot Water Heater in Main House and Casita
- » Flushing and repair of landscape drainage piping
- » Installation of French drain and sump in front yard low spot to remove ground water and landscape overflow.
- » Faucet installations in kitchen
- » New garbage disposals in kitchen
- » Snaked drains and added cleanouts in casita and main house kitchen

### FENCES AND GATES (\$10,000)

SCOPE: Blackhawk Iron was hired to manufacture and replace 2 custom iron and steel locking pool safe side gates and to install a new pool safe wrought iron fence on the east side of the house (to enclose an area for a dog run). They also made the custom iron door used in the theater at the equipment rack closet.

### SECURITY SYSTEM (\$6,668)

SCOPE: ADT was hired as the alarm installer and ongoing monitoring provider. Several system upgrades were installed including smoke, fire, carbon monoxide, waterflow (for fire sprinkler systems), garage door sensors, glass breakage detectors, cell backup, etc. in both the main home and casita.

### WATER SOFTENER (\$5,995)

SCOPE: Kinetico was hired to install a new dual tank, mechanically metered, water softener system (located in attached garage) and a reverse osmosis system (located under kitchen sink)

### TUFF SHED (\$5,478)

SCOPE: Installed custom built 8' x 12' storage shed custom painted to match house

### TREE REMOVAL (\$5,000)

SCOPE: OC TreeWorx of Yorba Linda was hired to remove 13 trees (all located in the backyard) of various sizes ranging from 12' to 40' in order to open up the views from the house and to prevent root damage to the remodeled pool and paver decking.

### GARAGE DOOR REPLACEMENT (\$5,003)

SCOPE: Mesa Garage Doors was hired to replace both garage doors, associated rails etc.

## 2019–2020 SUMMARY OF EXPENSES

ITEM	COST	% OF SPEND
One Week Bath Makeovers (11 Projects)	\$ 415,945	22.6%
Pool Rehab	\$ 273,530	14.8%
Windows (5 phases)	\$ 253,215	13.7%
Automation / Security Cameras	\$ 227,215	12.3%
Home Theater Equipment and Seating	\$ 100,000	5.4%
Kitchen Remodel	\$ 99,100	5.4%
Astroturf	\$ 77,738	4.2%
Solar	\$ 68,000	3.7%
Closet Inserts	\$ 59,963	3.3%
HVAC / Furnaces	\$ 41,050	2.2%
Kitchen & Casita Appliances	\$ 38,174	2.1%
Outdoor Masonry, kitchen & barbeque	\$36,120	2.0%
Custom Drapery	\$ 30,000	1.6%
House Painting	\$ 22,000	1.2%
LED Lighting & Electrical Upgrades	\$ 20,000	1.1%
Garage Makeovers	\$ 18,200	1.0%
Custom Built Ins	\$ 13,832	0.7%
Plumbing Repairs	\$ 12,144	0.7%
Fence and Gates	\$ 10,000	0.5%
ADT Security	\$ 6,668	0.4%
Water Softener	\$ 5,995	0.3%
Tuff Shed	\$ 5,478	0.3%
Garage Doors	\$ 5,003	0.3%
Tree Removal	\$ 5,000	0.3%

### TOTAL COST

\$1,844,370

### BASE COST OF THE HOUSE

\$3,762,000

### TOTAL PROJECT COST

\$5,606,370