

3742 BUENA PARK DRIVE UPGRADES

STRUCTURAL

Addition to add Dining room, Laundry room, Storage room, 3rd floor landing area and increase size of Master bath; part of work included removing prior non-permitted addition and moving/creating a new powder room
Lower deck rebuilt including moving both staircases to add window/sliding door to back of house and new balcony off of 3rd floor

Opened wall at 3rd floor landing

Added linen closet and 2nd Master bedroom closet
Opened up original Master closet to make small walk-in closet

Moved door/wall to create entry area

Earthquake retrofitting including bolting and shear walls
Exterior shading structures added to South facing front of house

PLUMBING

Entire house replumbed with copper
New tankless hot water heater
Added high pressure water line to rear of house
Replaced pressure regulator

HVAC/CLIMATE

Replaced old HVAC with dual zone HVAC with two new units
Added insulation to all exterior walls

ELECTRICAL

Solar system 4.32kilowatt - house has negative electrical consumption in 4+ years since installation
Added in-ceiling custom sound system to living room
Upgraded main electrical panel
Repaired secondary electrical panel (at upper deck)

EXTERIOR

New stucco
Trex decking for both decks and all stairs
Custom steel railings for lower deck
Custom wood railings for upper
Added retaining wall with planter beds for upper yard
Added grass area for upper yard
Added concrete pad with planter bed under deck for kids play area
Concrete walkway
Added trash can enclosure
Gutters, downspouts, drains
Replaced fence at back of lot
Repaired upper deck

DOORS/WINDOWS

Front and back doors
Jeld Wen sliding glass doors (2)
Glass exterior doors (2)
Jeld Wen windows for all 4 bathrooms, and all windows on back of house/addition (4)
New Velux motorized skylights (2)
All interior doors replaced with solid core doors including closets and 3 new pocket doors
Emtek handles for all interior doors and back door
Baldwin front door handle/bolt
Martin safety garage door

SECURITY

New whole house system including door, window and glass break sensors
New video monitoring system for entire property viewed by monitor (live or DVR) or by internet
New voice intercom for front door, including 2nd station at upper deck
New security mailbox with concrete footing
Reinforced front door frame

INTERIOR

Brazilian Teak (Cumaru) hard wood floors
Ann Sacks tile for kitchen, bathroom floors, showers and walls
Custom Shade Store window coverings for living room, dining room and 3rd floor bedrooms
Added custom Elfa shelving to bedroom closets and garage
Added cabinets to garage and laundry room

BATHROOMS

Toto dual flush toilets
Kohler sinks
Hansgrohe-Axor fixtures and accessories
Kohler tubs
Robern medicine cabinets
Custom cabinets
Cesarstone countertops
Custom glass shower enclosures
Panasonic ventilation fans
Light fixtures

KITCHEN

Asko dishwasher
Electrolux gas range and microwave/hood
Hansgrohe sink faucet