

# Upgrade & Renovation List – 7471 E Sunnyvale Dr

## 1. INTERIOR of HOUSE

### a. Electrical

- i. Wired for and installed Commercial Electric 6" ultra slim color-selectable LED can lights in every room
  1. Bedrooms, office, bathrooms, living room, family room, closets, etc
- ii. Wired for and installed Minka Aire fans with LED lights in every room
- iii. Wired for and installed Kichler 5" LED dimmable step lights at stairs
- iv. Wired for future chandelier at eat-in kitchen area
- v. Installed Lutron Maestro LED+ dimmer switches for cans in every room
- vi. Wired and installed panel behind family room TV for hidden wires
- vii. Installed new NEST camera doorbell
- viii. All electrical work completed by licensed contractor

### b. HVAC

- i. Complete system servicing, including review and balancing
- ii. Revise layout for efficiency and install new ductwork for upstairs system
  1. Return air
  2. Air conditioning and heater
- iii. Installed programmable and learning NEST thermostats for both systems
  1. Temperature sensors installed in every room for ease of control
- iv. All HVAC work completed by licensed contractor

### c. Plumbing

- i. New plumbing in all showers & tub – supply and waste lines, valves, Delta R22000 diverters
- ii. Convert primary room shower to a steam shower
  1. Steamist TSG-12 generator with 451-550 Control
- iii. Plumb & install Brizo rain heads with 10" arms in primary shower
- iv. Plumb & install secondary hand shower in all showers
- v. Plumb & install MAAX Villi 65x32 freestanding tub in primary
- vi. Install all new Brizo Odin plumbing fixtures at all plumbing locations
- vii. Install all new Kohler Caxton K200000 sinks
- viii. Install new Miseno 33" MNO3322SRTM stainless steel kitchen sink
- ix. Install new Insinkerator ¾ HP Pro 750 ultra-quiet garbage disposal
- x. Install new Toto toilets at all locations
- xi. Plumb & install new stainless steel utility sink in laundry / mud
- xii. All plumbing work completed by licensed contractor

### d. Showers

- i. **Re-frame all shower pans to eliminate curb & step (flush entry)**
- ii. Install frameless shower panels and doors
  1. 3/8" tempered **Starphire Glass**
    - a. **CLEAR**, no green tint
  2. 100" tall at all locations
  3. Enduro Shield for hard water spot protection

## Upgrade & Renovation List – 7471 E Sunnyvale Dr

- 4. CR Laurence 18” handles and matching brushed nickel hardware
  - iii. All shower pan and glass work completed by licensed contractors
  - e. Tile & Wood Flooring**
    - i. DuChateau Basalt (European white oak) wood flooring installed throughout the house and stairs
      - 1. Installed underneath all cabinets in kitchen (helps for potential future reconfiguration)
    - ii. Arizona Tile in bathrooms
      - 1. Primary
        - a. Floors: Terrazo, white, 4” hexagon
        - b. Walls (wainscot + shower): Flash, cool grey, 3x12
        - c. Grout: Custom 165 – Delorean Gray
      - 2. Upstairs with Window
        - a. Floors & Baseboard: Terrazo, cream, 4” hexagon
        - b. Shower Walls: Flash, ivory, 3x12
        - c. Grout: Custom 172 – Urban Putty
      - 3. Upstairs no Window
        - a. Floors & Baseboard: Tru Marmi, silver, 4” hexagon
        - b. Shower Walls: Flash, white, 3x12
        - c. Grout: Custom 165 – Delorean Gray
      - 4. Downstairs
        - a. Floors & Baseboard: Tru Marmi, extra matte, 4” hexagon
        - b. Shower Walls: Flash, white, 3x12
        - c. Grout: Custom 165 – Delorean Gray
    - iii. Arizona Tile in Laundry / Mud Room
      - 1. Floors: Lagos, ivory, 12x24
      - 2. Walls (wainscot): Lagos, ivory, 4” hexagon
      - 3. Grout: Custom 154 – Walnut
    - iv. All tile and wood work completed by licensed contractor
  - f. Countertops & Backsplash**
    - i. Bathrooms & Laundry
      - 1. Arizona Tile: Quartz, Pilar
    - ii. Kitchen
      - 1. Arizona Tile: Quartzite, Azzurra Bay
    - iii. All countertop and backsplash work completed by licensed contractor
  - g. Kitchen Hood**
    - i. Custom mounted structural steel box to support load of quartzite façade
    - ii. All custom fabrication and installation work completed by licensed contractor
  - h. Cabinetry**
    - i. Locations:
      - 1. Kitchen cabinets + island + appliances
      - 2. Kitchen built in bench for dining table
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## Upgrade & Renovation List – 7471 E Sunnyvale Dr

3. Primary suite bathroom cabinets
  4. Primary suite medicine cabinets
  5. Secondary Bathroom cabinets
  6. Laundry / mud room built in appliance cabinet
  7. Laundry / mud room built in shoe bench + shelf/coat rack
  8. Laundry / mud room built in key box
- ii. 100% Custom
  - iii. Wood: Alder
  - iv. Bathroom Cabinets: Floating
  - v. Door Hinges & Drawer Slides: Soft close
  - vi. Hardware:
    1. Kitchen: Top Knobs, Knurled Bar Pull, Ash Gray
    2. Bath: Top Knobs, Crestview 6", Ash Gray
    3. Primary Suite Closet:
      - a. Pulls: HapNY Hardware 6" & 8" Half Moon Center Cabinet Pulls
      - b. Knobs: HapNY Hardware 1-1/2" Horizon Pulls
  - vii. All cabinetry work completed by licensed contractor
- i. Mirrors**
- i. 100% custom
  - ii. Wood Frame: Alder
  - iii. Wood Frame Design: Match arches in house
  - iv. All mirror work completed by licensed contractor
- j. Doors, Hardware, Base & Casing**
- i. Custom triple sliding door to rear patio
    1. Enlarged and structurally reframed opening
    2. Low-E tempered glass
  - ii. Custom solid wood doors with 3-lites (privacy glass) at following locations:
    1. Primary suite closet
    2. Downstairs bedroom closet
    3. Office / Bed 5 Entry doors
  - iii. Interior Doors: Kwikset Lisbon
  - iv. Entry & Garage Deadbolt: Schlage B62 Double Cylinder
  - v. New 7" base throughout
  - vi. New 3-1/2" casing throughout
  - vii. Brizo Odin towel bars & hooks, toilet paper holders, etc
  - viii. All fabrication and installation work completed by licensed contractors
- k. Appliances**
- i. All new kitchen appliances
    1. **Refrigerator:** Fisher & Paykel 30" Smart Refrigerator Column, Stainless Steel Interior, with Water, Energy Star
    2. **Freezer:** Fisher & Paykel 30" Smart Freezer Column, Stainless Steel Interior, with Water, Energy Star
    3. **Dishwasher:** Fisher & Paykel 24" Smart Double Dishdrawer, Energy Star
    4. **Range / Oven:** Fisher & Paykel 36" Induction Range

## Upgrade & Renovation List – 7471 E Sunnyvale Dr

- 5. **Hood:** Miele Extra Slim 36" Hood Insert
- ii. All appliance installation work completed by licensed contractor

### 2. OTHER

- a. Framed in entry to enclose **Office / 5<sup>th</sup> bedroom**
- b. Added / framed in closet at downstairs bedroom
- c. Added approximately 12" in height to upstairs hallway handrail
- d. All work associated with scope above completed by licensed contractors

### 3. Back & Side Yards

- a. Landscaping:
  - i. New irrigation and controller
  - ii. Installed 85 oz turf
  - iii. Installed River Rock in planter areas in back and side yards
  - iv. Installed Travertine walk path at side yard
  - v. Installed practice sand trap / sand box
  - vi. Fruit trees – pink lemon (x2), fig tree (x1), blood orange tree (x), pomegranate tree (x1)
  - vii. Mastic tree (x1)
  - viii. Totem Poles (x6), fire plants (x4)
- b. Fencing
  - i. New 5' tall pool fencing (removable)
  - ii. New 5' tall fencing to side yard (removable)
- c. Pool
  - i. Installed salt water chlorinator system
    - 1. Previously a chlorine pool
- d. All back and side yard work completed by licensed contractors

### 4. GARAGE

- a. Installed spray foam insulation all walls and ceiling
  - i. Only wall without foam is house wall between living space / garage due to: being a solid plywood shear wall; insulation also already existing on interior
- b. New drywall with texture to match house interior
- c. New 7" baseboard
- d. New 3-1/2" casing
- e. Installation of garage door insulation
- f. Wired and installed (6) Commercial Electric 48" color-selectable LED lights (including new layout with electrical wiring, etc)
- g. All garage work completed by licensed contractors