

1948 Oakwood St.

Formal Living Room

Wood floors
 Fireplace with wood mantle and slate in-lay
 Crown molding
 Recessed lighting
 New dual-paned windows and custom blinds

Formal Dining Room

Wood floors
 Crown molding
 Wainscoting
 Period bookshelves
 New light fixture
 New dual-paned windows with custom blinds

Family Room

Slate flooring
 Two Solartube skylights
 Recessed lighting
 French door access to deck
 Doorway access to attached garage

Kitchen

Slate flooring
 Birch cabinetry with brushed nickel hardware
 Granite counters
 Rimless 'farm-stand' style sink
 Soft water and reverse osmosis system

Bedroom 1

Wood floors
 Period bookshelves
 Large closet
 New dual paned windows on two sides of the room with custom blinds

Bedroom 2

Wood floors
 Period bookshelves
 Ceiling fan
 Large closet with mirrored sliding doors

Bath 1

Full Bath
 New windows
 Double sinks
 Storage

Master Bedroom

Wood floors
 Ceiling fan
 Large closet with extra storage
 French sliding doors to deck

Master Bath

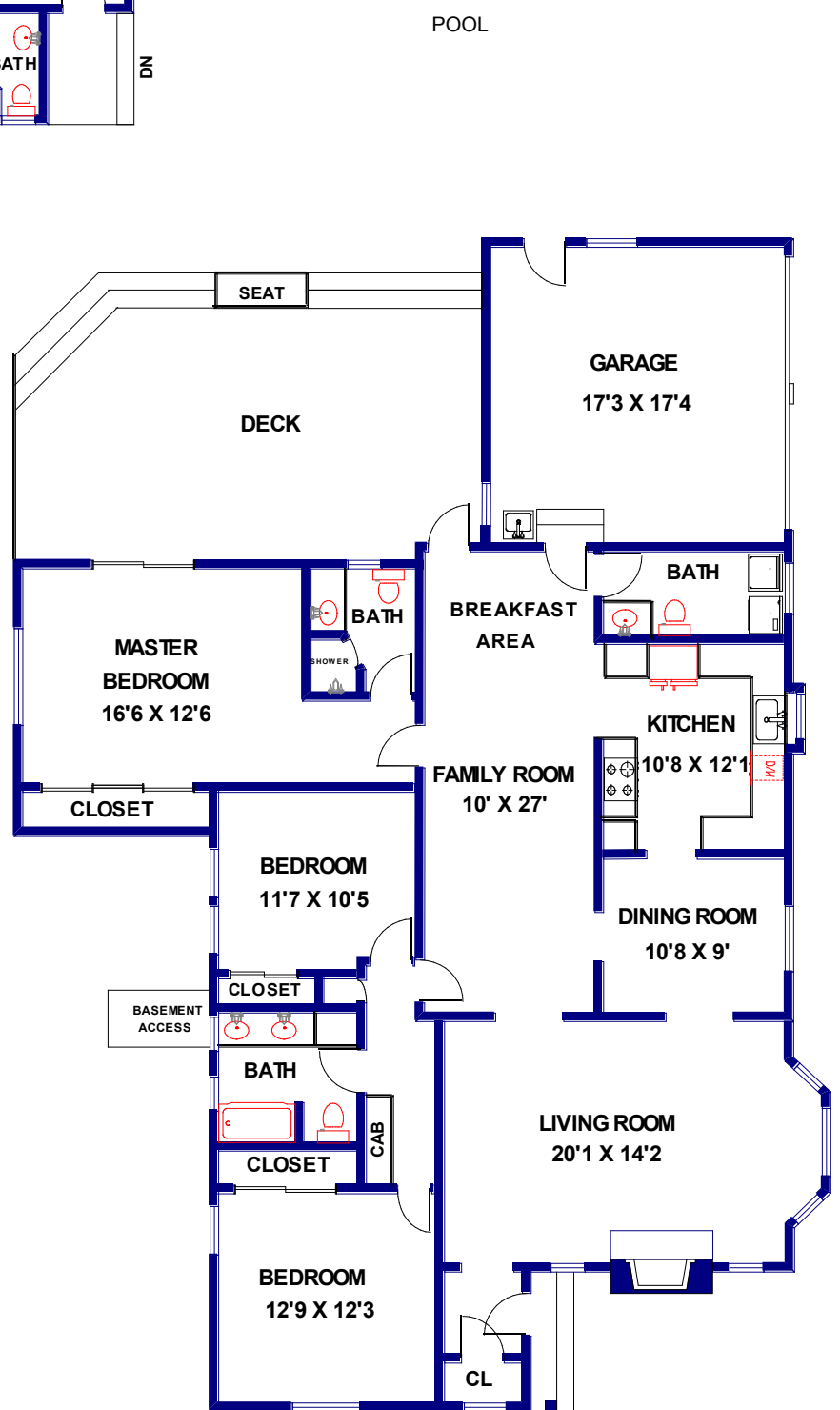
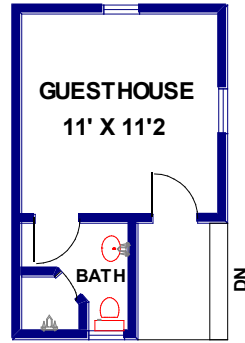
Ceramic tile with custom accent tiles
 New faucet fixture
 Double-headed shower fixture
 Ceramic tile floors

Powder Room and Laundry

Slate flooring
 Slate counters
 Half-Bath
 Birch cabinetry for laundry storage

Guest House

¾ bath with new pedestal sink and tiled shower
 Windows on two sides
 Satellite TV and Internet access
 Wall unit heat and a/c



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FLOOR PLAN CREATED BY REST. INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1717

Deck and Pool

Deck is made of redwood and has a built-in loveseat
 BBQ gas line present
 Pool is in-ground and filtered

***See reverse for other enhancements

Project	Scope of Work
Pool	Replaster New Plumbing including Autofiller, Skimmer, Vacuum Port New Pump and Filter New light and GFCI New coping and tile
Roof	New Roof; stripped old roof, new plywood, 50 year shingle New pool equipment shelter
Electrical	Upgraded service to 200amp Consolidated all circuits to single junction box Garage Installed 2 GFCI outlets Added outlet for light and garage opener Replaced romex wire with metal conduit Installed motion light in front of driveway Exterior Installed GFCI outlets on all for sides of house Installed low voltage path lighting Replaced/repared/cleaned up pool equipment electrical Installed new rear spotlight with photocell and switch Added 3 new grounds to code Installed 4 rear hallogen light fixtures Installed power for air conditioning and furnace Added GFCI exterior outlet at rear fence Interior Installed recessed lighting in living room and great hall Installed four new outlets in bedrooms Replaced 9 2-prong outlets with 3-prong grounded outlets Ran wires for speaker in living room Install 2 GFCI in kitchen Added outlet above sink in kitchen Installed 1 GFCI in laundry room Replaced light fixture wiring in bedrooms Added dimmer switch for exterior lights Added gas line for BBQ Added extra landscape lighting Added earthquake gas valve Added emergency lighting on side of house
Central Heat/A/C	Installed central A/C new furnace, new ducting, added vents (NOTE: 2006; addition of larger return)
Water Softner/RO System	Installed water softner, RO system to sink and fridge, new copper plumbing
Paint	New interior paint, painted rear fence, painted garage wall
Gutters	Installed new gutters around house and garage
Tree Trimming	Oak Tree Trimming
Skylight	Installed 2 Solatube Skylightes in great hall
Security	Installed security system
Attic Solar Fan	Installed solar powered attic fan
Rocks around Oak Tree	Placement of 1.5 ton of rocks around oak tree
Landscaping	Replaced and installed new sprinkler around entire property Added 3 new sprinkler zones and new timer Added planter area with brick trim around front of house Disposed of all old, dead plants Planted all new plants and flower in front and rear Added rocks on south side along wall Added hedges along south side wall Added rocks around rear and side of pool house Installed hedges at front of house
Paint	Exterior Painting; House; Pool House, Deck, Exterior Walls/Fences
Windows	Replaced all windows with double pane vinyl and added screens