

Carefree Renovation Details

Audio Video Entertainment Systems

Speakers & Volume Control:

- Built in ceiling speakers with wall touch volume control switches in Master Bed, Guest Bed, 2nd floor master Bed, Kitchen, Great Rm, Garage, 2nd Floor Bath and Patio.
- Audio volume and/or bass-treble can be controlled using the room wall controls or from one of the homes two iPads.

Audio Music Sources:

- Sirius XM Satellite Radio
- iTunes - played from your own iPod or iPhone using the home audio system docking station (iPod Dock)
- iTunes - played from your personal iTunes library on the home computer (Music Server)
- Local AM/FM Radio (Tuner)

Audio Equipment:

- Award winning RTI Audio Control & Distribution System
- Yamaha Audio Receiver
- Sirius Home Satellite System
- Niles 8" In-Ceiling Speaker
- Niles Controls
- Apple iPad's

Audio Control Panel:

Music source selection, room control, volume and base-treble adjustment can be controlled using one of the two iPad's in the unit. Controls on the screen are touch activated. Drag your finger on the screen to use the slide controls or tap a button to activate / deactivate a function.

- Turn the speakers ON or OFF for any or all rooms.
- Set the volume levels for each room or mute / unmute the entire audio system.
- Audio source selection.
- Room by room Bass / Treble adjustment.
- Local weather.

TV / Video/Computer Screens:

- Flat panel high definition smart televisions in Great Room, Master Bed, Guest Bed, 2nd floor master Bed, Kitchen and Garage. Great Room, Master Bed, and Guest Bed television screens are dual purposed as both High Definition TV's and Computer Monitors. The HDTV sets are connected by both Cat 5e and HDMI cables.
- Theatre sound system for Great Room TV using Yamaha Sound Bar & Sub-Woofer.
- Full size keyboard and mouse for computer / internet TV use. Garage & Guest Bed shared, Great Room and Master Bed shared.
- The garage has both a TV and a separate large format screen that serves as a computer monitor complete with full sized keyboard and mouse.

Video Sources:

- Standard and High Definition Television Channels
- Internet TV – to watch world news channels using video stream
- Blu-ray DVD

Video Equipment:

- Sharp Aquos 60" LED Television
- Samsung 55' Slim IPTV, 40", 32" and 23" LED Televisions with articulating and flat Wall Mounts
- Niles and Universal Remote control system
- Altona Cat 5e/HDMI distribution
- Cool Components Component Cooling System

Video System Control:

The TV's on the main floor are controlled using a Universal Remote. There are two types of universal TV remotes;

- Two (2) - MX-880 with color LCD displays (black housing)
Can be used with any of the TV's.
- Three (3) - MX-350 with greyscale LCD displays (silver housing)
Can only be used in their designated room

Audio Video System Documentation:

There is extensive documentation for the entertainment system and all of its components. The documentation exists in electronic PDF format and in printed format and includes;

- Equipment manufacturers owner's manuals
- Supplier, serial / model numbers, contacts and warranty information
- AV Power ON & OFF Procedure
- Custom home entertainment system user and operating instructions
- Equipment layout and as built drawings
- Guest user step by step user instructions & equipment layout drawings at equipment location

Network & IT (Computer) System

Network:

- Wireless Network (WIFI) – The commercial grade wireless network provides wireless service to all areas of the home.
- Direct Computer Access - There is a personal computer that sits in the AV closet in the Great Room that is connected to a large screen monitor, keyboard, mouse and color printer that are located in the upstairs 2nd floor master bedroom office.
- The home has extensive Cat 5e network wiring with several hubs for easy wired connectivity throughout the home. All network wiring is labeled at both ends. The central distribution point is the Great Room AV/IT media cabinet.

Computer (IT):

- There is a personal computer that sits in the AV/IT media cabinet in the Great Room. The large screen monitor, keyboard, mouse and color printer are located in the upstairs 2nd floor master bedroom office.
- The personal computer and its peripheral equipment is set up with separate guest and owner access and can be accessed and controlled remotely through a secure connection that is firewall protected. The PC can be remotely rebooted if the need arose and is power protected.

Network/IT System Documentation:

There is extensive documentation for both network & IT systems and all of the components. The documentation exists in electronic PDF format and in printed format and includes;

- Equipment manufacturers owner's manuals
- Supplier, serial / model numbers, contacts, IP address and warranty information
- Custom user and operating instructions
- Network & computer equipment layout drawings
- Network, Coax and Cat 5e distribution map drawings
- Guest user step by step user instructions & equipment layout drawings at equipment location

Power Protection & Control System

Although none of the technology systems requires protection against power failures or disturbances a protection system was installed as a precaution. Only commercial grade components were selected and used.

- There is an Uninterruptable Power Supply (UPS) with at least 15 minutes of battery backup installed on the garage power distribution rack. The UPS unit protects the equipment in the AV/IT media cabinet as well as the security and automations systems and the computer systems. The UPS unit can be monitored or checked remotely through a simple web interface and can be bypassed for servicing by auto transferring the connected loads to normal utility power.
- There are commercial grade power distribution units (PDU), (an elaborate power bar), installed in the garage power distribution rack, the office of the 2nd floor master bedroom and the AV/IT media cabinet in the great room. Each of the 16 outlets (plug-ins) of these PDU's can be remotely turned on or off through a simple web interface. If for example a guest had forgotten to turn off entertainment equipment when departing, the owner can do it remotely.
- There is extensive documentation for all of the power protection equipment and control systems including drawings, maps and operating manuals in both electronic PDF format and in printed format.

Security / Smart Home Automation System

Interactive Security and Control:

- The security system is comprised of both wired and wireless devices with the majority being wireless. It uses Z-Wave technology that enables devices to talk to each other and the system controller. There are two touch screen keypads, one at the front entrance and one at the garage entry door.
- Dedicated and secure cellular communication provides safe and reliable uninterrupted protection – even if the phone, internet or broadband is down. Safe for critical security messages – not shared with internet, entertainment or phone lines.
- Always-on monitoring keeps you aware of what's happening at all times, even if the system is disarmed. You can customize the notifications to see exactly what you care about.
- Real-time notifications by text or email to know what's happening at the home. Choose to receive alerts via text, push notification, email or phone call.
- Unique user codes can be created remotely for family and visitors to arm or disarm the system, know who's coming and going, and who armed or disarmed the system. Enable or disable security codes remotely at any time.
- The security and the home automation systems can be controlled remotely from any computer connected to the internet, iPhone, iPad, Android, Blackberry or Windows Phone.

Interactive Access / Door Control:

- The front entry, garage entry and patio doors are keyed but a key is not necessary. Each door has a key pad that locks or unlocks the door. Unique keypad user codes can be created remotely to control access to any or all of the doors. Enable or disable door codes remotely at any time.
- The door user code can be different or the same as the security system code. The system will notify you of who is coming and going in real time. This negates the necessity of getting a physical key to someone that you want to grant access and/or having to control who has keys.
- Unlock the doors and control the garage overhead door remotely at any time.
- Door latch sensors will report the open, close and lock status of every entry door for peace of mind.

Interactive Energy Management:

- The smart thermostat can be controlled remotely through the security automation system. You can set the temperature from an away setting of your choice to an at home setting prior to the arrival of you or your guests. If your visitors forget to adjust the thermostat to an away temperature when they depart, you can do it remotely.
- Choose to receive alerts via text, push notification or email if your adjustable preset low or high temperature limits are reached.
- Energy Management learns your activity patterns and adapts to your needs, automatically. Using all available sensor data, external weather conditions, and even your location, the energy management system will optimize your home climate and energy costs.

Water Leak Protection:

- There are 12 wireless water detectors under or near potential sources of a water leak, like a toilet or basin. If a leak is detected the system will alarm, send out a real-time notification by text or email telling you where the leak is, notify the alarm monitoring company AND automatically shut off the main water supply to the home before any real damage occurs. The system can only be reset once the problem is resolved.

Security Lighting:

- There are lamp modules placed in the home that can be programmed through the security automation system to come on at dusk and shut off at whatever time you like.

Security & Automation System Documentation:

There is extensive documentation for the security system and all of the components. The documentation exists in electronic PDF format and in printed format and includes;

- Structured Wiring Cabinet Component Layout Drawings
- Security System Hard Wiring and Wireless As-built Drawings
- Equipment manufacturers owner's manuals
- Custom user and operating instructions
- Guest user step by step user instructions

Lighting Automation System

Occupancy / Vacancy Lighting Control:

- Sensors turn the lights on as you enter a room and save energy by turning the lights off when the room is empty. The occupancy sensor/switch can also be operated manually like a normal light switch. Select lights in each of the bathrooms, kitchen counter lights, laundry room counter lights, and garage entry lights will operate automatically via the occupancy sensors as you enter and exit the area.

Control for Convenience:

- All light and fan switches are Lutron Maestro RadioRA2 wireless controlled devices that can also be operated like a normal switch. The switches can be programmed to operate individually or in any combination (with the provided home owner software application) to create and save the perfect atmosphere for different activities.
- All switches respond to either of the two master keypads located at the entry and patio doors, any function that you schedule, or any remote command. The 2 keypads each have 5 buttons each that you can assign any command. The master keypads are currently programmed to do the following but can be changed to anything you desire:
 - “Welcome Button” - Turns on select interior lights throughout the home at a preset dim level. Use when entering and for most of the time you are in the home. Is ideal for guests that are unfamiliar with the homes layout.
 - “All On Button” – Turns on all the interior lights at full brightness. Normally used by the cleaners so they can see what they are doing.
 - “All Off Button” – Turns off all lights and fans in the home. An ideal way to make sure everything is turned off when exiting the home or retiring for the evening.
 - “Landscape Button” – Turns on or off all of the landscape lighting.
 - “Outdoor button” – Turns on or off the exterior entry lights.
- There are two Pico wireless remote controls that are battery-powered (10-year battery life) that can be mounted to any wall surface, placed on a pedestal for tabletop use, or used as a handheld control. They can be programmed to perform any function but are currently used to control the master bed table lamps and the landscape lights independently from the master program.
- The plug-in dimming module plugs into a standard receptacle and provides connection for floor or table lamps. Plug-in modules are designed to be concealed behind furnishings. Connected lights can be controlled from keypads, sensors, and other system devices.

Interactive Remote Control:

- The Lutron Home Control+ app1 lets you control and monitor the RadioRA® 2 lighting system from your mobile device at home or while away. Individual light brightness or on/off functions can be controlled.
- Full two-way functionality allows your iPhone, iPod touch, iPad and Android devices to update in real-time when you adjust the lights, ceiling fans, or plug-in devices in the home. The lighting system can be controlled from anywhere internet access is available.
- RadioRA® 2 can be integrated with popular control and automation systems to make light, shade, and temperature control part of the experience.

Exterior Camera System

Netgear Wireless Exterior Camera System:

- Six Netgear Arlo Pro 2 1080p HD weather resistant wireless cameras let you see the patio, walkway, entry and garden in brilliant detail. Cameras can be accessed via the internet, smartphone or tablet. Each camera has configurable motion and sound detection, 2-way audio, night vision and optional 7x24 continuous video recording.

Ring Video Doorbell Camera System:

- The Ring video doorbell provides instant alerts to your smartphone or Windows 10 device when visitors press your doorbell or trigger the built-in customizable motion sensors. You can see, hear and speak to anyone at your door from your smartphone, tablet or PC. With real-time

crime and safety alerts from your neighbors, law enforcement and the Ring team, the Neighbors App (the new neighborhood watch) proactively keeps you in the know.

Renovation and Upgrades

Following is a description of the renovations that done on the home. It is not an all-inclusive list of the features that the home offers but rather a list of the improvements that were completed after possession. There are individual spreadsheets that itemize each of the improvements, material part numbers, invoice cost, supplier and date that are available.

Plumbing:

- A new hot water tank was installed with a hot water recirculating system to reduce energy costs and provide hot water on demand.
- A laundry sink and touch faucet was added to the laundry room (where there wasn't one).
- A main line water pressure regulator and auto shut off were installed along with the installation of hose bibs, reels and hoses on patio, backyard and in garage.

Mechanical:

- Existing registers and grills were replaced with new bar type registers and filter grills to better disperse air for increased comfort and energy savings and where required existing registers were relocated. The HVAC system was also serviced and refurbished.
- A separate high efficiency air conditioner was added for the garage (see garage).

Electrical:

- To reduce heat load and increase energy efficiency all existing halogen ceiling down lights were replace with LED down lights and incandescent bulbs, both interior and exterior, were replaced with LED equivalents. New LED down lights were added throughout the home where additional lighting was required. The home is now 95% LED lighting.
- Receptacles, light switches and wall plates in the home have been replaced with color coordinated Lutron Decora style receptacles and Maestro RadioRA 2 controlled switches. Combination plug / USB charger receptacles have been installed in the kitchen island, bedside in all bedrooms, and the office desks as a convenient charging point for mobile devices.
- Lighting was installed in all of the closets. Closet lights are automatically turned on when the door is opened and turned off when the door is closed. LED task lighting and occupancy sensor switches were added to the underside and topside of the kitchen cabinets, laundry cabinets and garage cabinets.
- Substantial changes were made to the location and placement of receptacles and light switches throughout the home. Devices that were in an inconvenient location or that restricted the placement of furniture were relocated. To improve usability 3 and 4 way switching was added.
- New combination smoke/CO2 detectors were installed and connected to the security system so that they could be monitored. Although the home has sprinkler's a commercial Knox box was also installed outside to allow fire fighters or EMS workers access to the property when no one is in the home.
- A low voltage landscape lighting transformer with lighting control and an extensive LED landscape lighting system have been added with lights on the patio, the side yard, pathway and inside pots for a spectacular outdoor setting in the evening.
- Circuit loading was checked and rebalanced. New dedicated circuits were added for specialized devices including additional appliances, bedroom black out blinds, AV/IT media center,

computer/office, garage air conditioning, outdoor lighting, garage wall outlets, garage compressor etc. Power protection equipment and circuits have also been added. All existing and new circuits have been traced and as-built drawings were made for all of the homes electrical. A new panel schedule was also posted.

- All existing communications wiring such as coax and telephone lines have been traced, wires marked at both ends and as-built drawings made. All devices and wiring in the structured cabinet were identified, marked and as-built drawings made. Drawings are posted in the structured wiring cabinet for easy access if a contractor or service provider needs them.
- A concealed popup appliance receptacle bar was installed in the kitchen island.
- There is extensive documentation for all of the electrical systems. The documentation exists in electronic PDF format and in printed format and includes one line drawings, equipment layouts and a master electrical as-build.

Lighting Fixtures and Ceiling Fans:

- With the exception of the front entry hall, all the light fixtures in the home have been replaced including the exterior entry light. Each of the pendant lights are handmade works of art and were sourced and selected with the help of the interior designer. Table lamps situated throughout the home are also handmade works of art. 95% of all the lighting is energy saving long lasting LED.
- A new tech lighting system with hand blown glass shades was installed in the main floor master bedroom in place of wall sconces that limited furniture placement.
- The great room fan was replaced with a contemporary 6' pendant light. The ceiling fans in the 3 bedrooms were replaced with new contemporary (wall switch and remote controlled) fans. Each of the fans is variable speed and reversible to adjust for the seasons.
- Down lights were installed in the main floor guest bedroom in the event the room was converted to a hobby room in the future.

Flooring:

- Carpeting was removed from the guest bed, master bed, 2nd floor bed and staircase. For easy care and cleanliness there is only hard surfaced flooring, hardwood and travertine, used in the home complimented by accent rugs where appropriate.
- New travertine flooring was installed in the main floor guest bedroom along with decorative travertine thresholds throughout the main floor. The existing main floor, upper bath, master bath, balcony and exterior entrance honed travertine floors were high polished, re-grouted, pits filled where required and sealed for a more luxurious look and easier care.
- New Walnut Bourbon Hand-Scraped Engineered Floor was installed in the main floor master bedroom and master closet. The same flooring was installed in the 2nd floor master bedroom and staircase landing after a sound barrier was installed.
- Solid Walnut Hand-Scraped flooring was used on the staircase treads along with Gold herringbone deco tile on the staircase risers.
- The bare concrete floor in the garage was coated with Classic Anti-Skid Taupe epoxy for a clean and maintenance free finish. The same bare concrete on the patio has been painted with a special outdoor concrete paint for the same clean and maintenance free finish.
- There are spare extra walnut flooring pieces stored in the home for future use if required.

Doors / Windows & Window Coverings:

- Design Line Rectangular Tilt Oil Rubbed Bronze Shutters that complement the existing cabinets have been installed throughout the home. The shutter for the window at the front entrance that is treated with the architectural leaded art glass is not installed but is stored in the home.
- A Motorized 110V Quiet RF Blackout Blind with head box & remote control is installed in the master bedroom, a Duette Blackout Eclipse Lite Rise with remote control & wall switch is installed in the 2nd floor master bedroom and a Duette Blackout Eclipse top down bottom up with remote control is installed on the main floor patio door.
- Phantom screen doors have been installed on the front entry, patio, and 2nd floor balcony doors.
- Auto closures and new hardware have been installed on the front entry, patio and garage entry doors and a peep hole was installed on the front entry door. Scratches and imperfections on all interior doors was repaired as required.
- A new arch for doors to the 2nd floor master bedroom was constructed where none existed and a set of custom French doors, stained to match, adorned with architectural leaded art glass was installed for complete privacy.
- The garage/laundry room entry door swing was changed from inward to outward for a more convenient and safer use.
- A new wall, door and door lock was installed in the master bedroom walk-in closet to provide for an owners closet whose contents can be secured from guests when the owner is not present. The owner's closet also houses a safe.
- The existing attic access door was enlarged to allow for the removal and replacement of the HVAC equipment should it be required in the future.

Architectural Leaded Art Glass & Sculpture:

- Architectural leaded art glass by renowned artist Chris Powers is used extensively throughout the home. Each piece was custom designed by Chris in collaboration with the interior designer and the owner. The leaded glass panels are overlaid on top of the existing glass in the following locations and could be removed, reworked or deployed elsewhere if desired;
 - Kitchen pocket windows above and below cabinets
 - Dining room window arch
 - Patio door and door arch
 - 2nd floor master bedroom balcony doors
 - The great room wine cooler and the main floor bath shower glass
- The leaded art glass in the 2nd floor bedroom French Doors is not overlaid over glass. Although it is part of the custom built doors it can be easily removed if required.
- To allow for a brighter more open staircase an arched compound curved window was cut into the staircase wall facing the entry door. Tempered glass was installed on the staircase side for safety and the leaded art glass panel was overlaid on top.
- Below the staircase leaded glass, in the front entry foyer, a bench and key shelf was designed and fabricated as an extension of the glass work. The bench serves as a place for home owners or guests to sit while removing or putting on footwear.

Staircase:

- In addition to the replacement of the staircase flooring (see flooring) and the leaded art glass window (see art glass), a new custom made stainless and maple hand rail was installed.
- The stub wall at the top landing was removed and a custom stainless and maple railing was installed in its place.
- Additional LED down lights were installed to back light the leaded art glass window.

Cabinetry and Counter Tops:

- To allow room for additional cabinetry the side by side washer & dryer were removed from the laundry room, and a stackable front load LG washer/dryer installed in its place,. A side gable and overhead cabinets were installed above and around the stackable appliances. The existing small base cabinet was removed and replaced with a longer cabinet that houses a pull out laundry hamper and recycling bins. Two rows of overhead cabinets were added along with task lighting and a new black granite counter top with a Richfield Laundry Black Sink and touch faucet.
- Soft close hinges & drawer extensions were installed on all cabinets throughout the home and any scratches or imperfections on cabinets were repaired.
- Glass shelves were added above the dining room cabinets.
- Kitchen counter tops were replaced with black granite tops and the cabinets were reworked to house additional new appliances and a wine rack. The kitchen island top was replaced with a contrasting enlarged granite top that would allow for more seating and house a pop up appliance receptacle.
- A new black granite counter top was installed over the great room wine fridge and media cabinet. A hole was cored in the granite top to allow for ventilation of the media/entertainment center equipment. Pull out shelves were also installed in the media center cabinet.
- The 2nd floor master bedroom desk cabinets were reworked to provide a pull out lockable file cabinet. Additional locks were installed on drawers so that the owner's personal items can be secured and protective glass was installed over the desk cabinet tops.
- Openings around, within and below all cabinets were sealed and protective cabinet veneer installed over toe kicks of the kitchen and laundry room cabinets.
- Existing cabinets in the main floor master bedroom walk-in closet were modified and new matching shelves made and installed within the new owner's closet.
- Custom cabinets that include pull out drawers, shelves and hangers were installed in the main floor guest bedroom, 2nd floor master bedroom, and the rear hall closet.
- Matching box beam and fireplace hearth cover was made and installed.

Fireplaces and Fire Pit:

- The great room standard builder quality fireplace was removed and replaced with a new contemporary 60" Ortal glassed sealed fireplace that can be started and controlled with a multi-function remote control. The wall that houses the fireplace was reconstructed and faced with solid slabs of honed black granite complete with a recess for the television articulating arm mount and an AV outlet. A new wrap around hearth topped with black granite was built as a seating and display area close to the fireplace.
- A gas torch fireplace was installed at the foot of the Jacuzzi tub in the main floor master bath.
- A contemporary permanent gas bead fire pit was installed on the patio complete with a stainless cover that doubles as a table top.

Kitchen:

- In addition to the new granite countertops and cabinet modifications, the kitchen backsplashes were replaced with Fibra Merino Stack contemporary glass tiles. Prior to the installation the receptacles along the wall were relocated and the old telephone outlets removed.
- A new stainless double sink with touch faucet, water dispenser and Envirotec water treatment system was installed with the new counter tops.
- New kitchen appliances include:
 - Miele clean touch stainless front control dishwasher.
 - Miele built in coffee maker.

- Wolf 36' Sealed Burner Range top with griddle
- Wolf Cooktop Low-Profile Wall Hood
- Insinkerator Disposer Air switch(stainless)

The existing refrigerator, wall oven and built in microwave oven were removed, serviced, cleaned and reinstalled.

- A television was also installed above the cabinets.

Baths:

- New contemporary shower, tub and lavatory plumbing fixtures have been installed in all of the baths. The upgraded fixtures include body sprays, rain heads, auto-temp control and hand showers.
- Existing bath accessories were removed and replaced with new contemporary towel bars, paper dispensers and accessories.
- Toilets were rebuilt and new flush kits installed.
- A deco tile band was installed in the main floor master shower and existing tile work was cleaned, re-grouted where required, and sealed.
- Glass tile dots were removed from the three bath showers and master bath tub surround and replaced with deco tile for a cleaner richer look.
- Vanity backsplashes were removed from each bathroom for a more contemporary look and easier care.
- New framed beveled glass vanity mirrors and full length dressing mirrors were installed in all bathrooms.
- All of the bath fans were replaced with Nutone QT series very quiet fans.
- Cabinets were upgraded (see cabinets) and audio speakers and volume control (see entertainment systems) was added to the 2nd floor bath. Additional lighting was installed (see electrical) and vanity light fixtures were replaced in all baths.
- Flooring in all the baths was re-grouted, polished and sealed (see flooring).

Garage / Workshop:

- The bare concrete floor in the garage was coated with Classic Anti-Skid Taupe epoxy for a clean, durable and maintenance free finish.
- The garage exterior walls and ceiling were insulated so that the garage could be temperature controlled.
- A Fujitsu high efficiency ductless mini-split air conditioning system was installed dedicated to the garage space.
- In addition to the under cabinet LED task lighting, 24 recessed LED down lights have been installed to provide adequate lighting for work shop activities. New dedicated 20A circuits were installed at bench top height around the perimeter of the garage. Additional dedicated 20A circuits were installed on both sides of the overhead door to power specialty devices such as a power washer, compressor etc. that might be incorporated later.
- An occupancy sensor was installed to turn on and off select down lights and the task lights when entering and exiting the garage.
- A 2nd remote doorbell connected to the front door was installed in the garage.
- A television, large format computer screen, audio speakers and volume control (see entertainment systems) was installed as well as a power conditioning rack system.
- Additional slide locks were installed on the garage overhead door and an exterior keypad and a Harley Davidson remote door opener was added for access from the outside. A floor weather strip was also added below the overhead door.

- Automation was installed to allow the opening of the overhead door remotely.
- Stainless steel - 30"W x 12"D x 30"H lockable wall cabinets and 36"W x 15"D x 18"H lockable wall cabinets were installed throughout the garage. A Stainless Steel Mobile Lockable Storage Cabinet (36"W x 24"D x 78"H) was retrofitted with tool hangers and installed. All of the stainless cabinets are elevated from the floor for easy floor care.
- A combination of standard sized and custom sized stainless steel pegboard was installed on the walls for additional open storage space. Custom stainless pegboard hinged doors were installed to encase the hot water heater and the storage area beside it while providing additional open storage.
- Stainless 72" mobile workbenches and 41" toolboxes line the wall space below the overhead cabinets.
- Custom stainless steel shelves were installed in the unused wall space above the overhead door.
- A hose bib, reel and hose were installed next to the hot water tank behind the hinged doors for easy access to a water supply.

Paint:

- The entire interior space of the home and garage was painted, including walls and ceilings, with 3 coats allowing 48 hours drying time between coats.
- Devices such as thermostats, security panels, registers and grills were painted with a matching lacquer so that they are transparent as possible.
- The exterior of the home has been recently painted by the condominium corp. (Summer of 2014)

Sealing / Weatherproofing:

- All weather-strips and exterior door thresholds were replaced.
- To prevent possible entry of desert inhabitants such as scorpions the entire home was sealed by a specialist against intrusion. All openings in the interior space were sealed and openings to the exterior that are necessary were screened.

Exterior Living Space & Landscaping:

- Portions of the patio concrete slab were saw cut and removed to allow for landscaping and a container garden. The bare concrete was then painted with a special outdoor concrete paint for a clean and maintenance free finish.
- Holes have been drilled through the concrete slab for drainage of the irrigated containers.
- Permanent umbrella stub stands (4) were installed around the inside perimeter of the patio so that the sun shade if needed can be easily moved as the sun moves.
- Outdoor audio speakers and a volume control are installed on the patio with a private speaker zone on/off switch so that noise levels on the patio can be restricted.
- A contemporary permanent gas bead fire pit was installed on the patio complete with a stainless cover that doubles as a table top. A separate gas shut off was also installed on the patio so that the barbeque and fire pit can be separately isolated.
- Each of the containers (pots) were handpicked with the help of the interior designer. They are and handmade, unique and difficult to find.
- All of the outdoor furniture was sourced and selected by the interior designer after careful measures were taken to ensure a perfect fit. The fabrics used on the outdoor furniture were also handpicked by the designer.
- Custom made 48" stone benches (3) were placed along the walkway leading to the front entrance and at the front entrance itself.

- A hose bib, reel and hose was installed at the side of the patio, as a source of water for outdoor cleaning, and at the rear of the home close to the garage pad.
- An irrigation system fed from the home (separate from the condo complex system) was installed on the patio. The irrigation system services all of the pots on the patio and at the front entrance as well as the perimeter plantings on the patio and select areas immediately outside the patio. The irrigation system automatically waters the landscape when needed during the high heat months without owner input.
- Desert Steel lighting sculptures were installed along the pathway along with an extensive landscape lighting system that can be controlled through the automation system, the interior wall switches or a remote control. The LED lighting system covers the side yard, patio and the exterior perimeter of the patio.
- In addition to the patio the entire side yard from the garage pad to the front side of the patio was landscaped using low care native desert plants such as cacti and succulents. Handpicked boulders were placed throughout and the ground surface was topped with granite stone. There are many unique plant specimens both in and out of containers. Plant labels are placed at each plant to satisfy the curiosity of guests. Sandblasted Manzanita trees were also used in the landscape design.
- Documentation exists in electronic PDF format and in printed format and includes as-built drawings for the irrigation system and the outdoor lighting system, a landscape map showing the plant material location with a planting table, an irrigation schedule and program description, and an as-built drawing for the gas piping.

Furniture

- All of the furnishings were selected with the assistance of a professional interior designer who made careful measures of the space to ensure a perfect fit.
- The furnishings in the home are contemporary in style, high quality, durable and comfortable. Furniture was only purchased from reputable suppliers and manufacturers and in most cases was made to order with the finishes, fabrics and coverings handpicked by the interior designer.
- Many of the furnishings such as the dining room table, chairs, stools and bedroom furniture were custom made to fit the space and to the designer's specifications. Some of the pieces were purchased from craftsman and artists at local art festivals and are truly one of a kind.
- Area rugs were also sourced and selected by the designer. The area rug in the great room was custom designed and made for the space.
- The chosen furniture combines the best of form and function. For example, two of the three beds also provide storage. The mattress platform lifts from the end on hydraulic arms to access the storage underneath.
- It would take the better part of a year from the start of furniture selection until furnishings were in place.
- There is a detailed listing of all the furniture that includes manufacturer reference numbers, finish codes, manufacturer, supplier, warranty, cleaning and care instructions and invoice cost.
- There are spare extra fabrics stored in the home for future use if required.
- Linens, bedding, kitchen contents, bath accessories, living accessories and the majority of the artwork were all selected by the interior designer so that everything blends seamlessly.

Guest Amenities

- Within each of the bedroom closets are 2 bath robes, 2 pairs of slippers, an umbrella and an alarm clock. There are also 2 complete spare sets of bed linens along with 2 pool towels and extra towels for the baths.
- An iron and hanging ironing board are in each of the bedrooms.
- Every room has a user manual that explains how to use everything in that room, including home entertainment, appliances and laundry facilities, in addition to the welcome manual in the kitchen that functions exactly like the hospitality book you would find in an upper end hotel or resort. There is also a manual with cleaning instructions in the laundry room in case an accident happens.
- Guests can connect to either of the two WIFI points, use the computer terminal and printer in the office, or use one of the TV sets that are dual purposed as computer monitors.
- USB charger plugs are at every bedside, the kitchen island and in the office for guests to charge their mobile devices.
- There are first aid kits in several locations along with fire extinguishers and emergency contact cards.
- The main floor master bath cabinets are stocked with toiletries and beauty products in the event a guest forgets something at home.

Cost Breakdowns

Each cost breakdown contains some or all of the following: Manufacturer, Description, Price, Supplier, Invoice, Date, and Location.

| Doc Title | Content / Tabs |
|---|---|
| Appliances 11-03-14.pdf Appliances 11-03-14.xlsx | Existing Fixed Appliances, New Fixed Appliances, New Portable Appliances, Summary |
| Artwork 12-08-14.pdf Artwork 12-08-14.xlsx | Artwork Interior |
| Art Glass Carefree 11-22-14.pdf Art Glass Carefree 11-22-14.xlsx | Carefree Glass, Summary |
| Contents 11-30-14.pdf Contents 11-30-14.xlsx | Manuals, Bedding, Bath, Guest Amenities, Small Appliances, Kitchen, Bar Glassware, Cleaning, Office, Misc, Summary |
| Furniture 11-25-14.pdf Furniture 11-25-14.xlsx | Furniture Total, Furniture Breakdown, Summary |
| Garage 11-22-14.pdf Garage 11-22-14.xlsx | Cabinets, Cabinet Lighting, Tool Box, Improvements, Summary |
| Landscape 11-25-14.pdf Landscape 11-25-14.xlsx | Markers, Pots, Lighting, Outdoor Accessory, Landscape, Summary |
| Lighting Fixtures 11-22-14.pdf Lighting Fixtures 11-22-14.xlsx | Light Fixtures, Fans, Table & Floor Lamps, LED Lamps, Lutron RA2, Summary |
| Office Equip 10-05-14.pdf Office Equip 10-05-14.xlsx | Office Equip |
| Renovations 11-25-14.pdf Renovations 11-25-14.xlsx | Flooring, Window Coverings, Doors, Cabinets, Patio, Plumbing Fixtures, Kitchen, Baths, Fireplace, Staircase, Paint, Electrical, Construction, Mechanical, Summary |
| Tech Systems 11-22-14.pdf Tech Systems 11-22-14.xlsx | Audio-Visual, Network, IT, Security, Pwr Protection, Summary |
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| Summary 12-11-14.pdf Summary 12-11-14.xlsx | Appliances, Carefree Glass, Furniture, Garage, Lighting, Tech Systems, Landscape, Renovation, Tools, Totals |
|---|--|