

5080 Majestic View Road, CA 95614

Updates and Improvements, October 2010

2009 (by previous owner) Stick-built Addition including 2nd master suite/sitting area, Lennox HVAC, Rinnai gas water heater and Amana gas range

12/2010 Byers RainPro gutter system and downspouts (Costco)

12/2011 Install GAF/ELK Ridgecrest ridge vent on house and garage (Dan DiMarco of Gold Country Roofing)

2011: Drainage improvement behind house; redirected water away from house

4/2012 Lennox Brentwood fireplace insert (Sierra Home Alternatives)

Summer/2012 Install tile flooring in all rooms except master bedroom, guest bedroom (Installed by Pat Barrett, tile by Bedrosian's)

3/2013 Installed new front door (Thermo-Tru from Homewood Supply, installed by Steve Lamb)

4/2013 Install Phantom retractable screen on front entry door (Ken Moller Construction)

9/2013 Install Solatube in laundry room (Sierra Home Alternatives)

Fall/2013 Install 5' no-climb fencing and gates around most of the property (Trent Klasna)

Fall/2013 Install Mighty Mule GTO gate opener on driveway entrance gate (Country Manor Fence), replaced 2021

1/2014 Re-roof house and garage 20-year GAF/ELK shingle (Dan DiMarco of Country Roofing)

7/2013 Redo/move exterior watering system shutoff valves (Pete Pedri Plumbing)

8/2013 Add new Fiberon Rosewood deck connecting existing front and side entry decks and replace rear slider and window in (FR) with Milgard argon gas-filled Tuscan French Door and argon gas-filled Styleline window (Steve Lamb)

7/2014 Installed new custom kitchen and laundry room cabinets, Corian "Sorrel" countertops, kitchen Elkay SS sink, laundry Corian sink and Bosch dishwasher (Jeff Schidler)

8/2016 Replaced existing front, side and rear original decking with Fiberon Rosewood composite decking (re-did the existing understructure on the rear deck). Replaced windows in master bath, master bedroom, guest bedroom and LR side with Milgard Styleline argon gas-filled windows (Steve Lamb)

6/2017 Installed tile floor in master bedroom, guest bedroom and bath (Pat Barrett, tile from Bedrosian's)

11/2017 Replaced power cord on Bosch dishwasher per Bosch recall notice (Bartel's Appliance)

11/2017 Replaced existing window in sitting area off kitchen with Milgard Tuscan argon gas-filled French Door (Steve Lamb)

Winter/2018 Replaced regulator on water main. Repaired leak under kitchen sink (Pete Pedri Plumbing)

Summer/2018 Replaced all interior doorknobs with Emtek Cortina levers in polished brass finish. (Arezzo Lighting and Homewood Supply)

7/2018 Replaced existing ceiling fans in kitchen and master bedroom, installed track and recessed lighting with dimmer switches in LR, DR (replaced existing chandelier) FR, kitchen (moved existing) and master bedroom. Replaced existing ceiling fixtures with recessed in both hallways and master bath (no dimmer switches). Replaced one non-working fluorescent light fixture in kitchen (Dan Foss/Cool Electric, fans from Arezzo Lighting, track lights from Lighting Unlimited. Steve Lamb patched the drywall)

12/2018, 1/2019 Installed 4 recessed LED wafer lights in study, studio and guest bedroom (with dimmer switches). Replaced 6 existing recessed lights with LED wafer lights (guest bath x 1, guest bedroom entry x 1, sitting room x 3, east porch x 1). Replaced existing guest bedroom ceiling fan (Dan Foss/Cool Electric, Steve Lamb patched drywall)

4-6/ 2020 Property (including all trees) was cleared for fire safety (Jacob Braun)

10/2020 Steve replaced back decking due to cosmetic flaw in the Fiberon

2/2021 Cool Electric replaced 3 existing smoke detectors, fixed a flickering can light in studio and installed new LED lighting in garage

9/2021 Foothills Painting painted exterior of house and garage with Kelly Moore's Low Sheen finish

Body: King Creek Falls KM 5814

Window and door trim, garage side door and laundry room door; Swiss Coffee KM23

Porch Ceilings, eaves, fascia, deck railings, side fence & front door: Wrought Iron Fence KM 4876

11/2021 Kamps (connect gas, remove old tank & install new ones) & Beyond Cool Plumbing (trenching & laying gas line) moved location of propane tank to behind garage (replaced old 250-gal tank with 2 x 120-gal tanks)

12/2021 – 1/2022: David Techau & Chris: build block wall and fill to raise/level out upper driveway parking area

3/2022: David Techau and Derrick removed existing exterior doors in laundry room and guest bedroom and installed new Therma-Tru doors (half-light & full light, low E glass with interior blinds). Painted with KM Swiss Coffee Enamel

3/2022: NorCal Screens/Dustin Bruce installed new Phantom screens on the front (replaced old one), laundry and guest bedroom doors

7/2022: Dan Foss/Cool Electric installed a dedicated 20-amp outlet for new microwave in the pantry closet (using the sub-panel in the guest bedroom closet). Moved outlet from the pantry to a more suitable location on a wall in the kitchen

10/2022: Foothills Painting painted a full interior paint job.

Walls & Ceilings: Kelly Moore #KMW23 "Bechamel" Premium Professional Low Sheen Enamel

Trim & Interior Doors: Kelly Moore Whitest White (no color) Premium Professional Semi-gloss Enamel