

60240 Juniper Rd, Mountain Center CA 92561

Summary of Construction Work

Exterior

- Sprayed entire exterior the structure was water sealant
- Trimmed back and removed excess rebar that covered the building
- Completed initial round of grading to return natural slope and drainage.

Roof

- Coated center roof section an elastomeric sealant followed by an insulation layer and a TPO roll out roof covering.
- Installed a roof hatch from the attic
- Installed guttering and scuppers
- Poured concrete on East end roof segment, which wasn't completed

Solar System

- Installed 5Kw Tesla solar system with back up battery

Windows

- Installed Title 24 compliant double glassed Anodized Aluminum windows throughout
- Boarded up windows in the attic and installed vented steel window in fills where required per plan

Electrical

- Removed old electrical and installed new electrical throughout the structure, using existing conduit that was installed in the concrete walls where possible

Plumbing

- Installed new copper plumbing throughout. Did not attempt to reuse any existing pipes that were installed in the concrete, due to a high risk of leaks.

Fire Suppression

- Installed cast iron sprinkler piping across all three floors of the building and a combo water sprinkler tank and pump in the basement

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- Installed 2 x 5,000 gallon customer water tanks, bolted to concrete pads as required by the fire department
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- Trenched water lines from the house to the water tanks

South Deck Over Garage

- Cut back protruding rebar
- Installed new headers, TJI joists and wood decking
- Reduced height of concrete walls
- Poured concrete deck over wood deck
- Installed deck drains
- Installed steel railings
- Installed security lights with cameras

North Deck Over Basement

- Reduced height of center concrete walls
- Installed new headers, TJI joists and wood decking
- Poured concrete deck over wood deck
- Installed deck drains
- Built stairs and railings
- Poured concrete front steps
- Installed security lights with cameras

Living Room

- Removed excess piping
- Cleaned all concrete
- Installed custom wood door to former elevator shaft
- Installed double track curtain rails and linen and velvet curtains

Elevator Shaft

- Converted elevator shaft to closets with the addition of wood floors and ceiling
- Installed steel ladder to attic
- Removed fork lift truck that the original owner had intended to use as an elevator
- Poured concrete floor

Kitchen

- Added kitchen cabinets, appliances and extrator

Bathroom

- Added custom tub, vanity and toilet.

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- Corrected plumbing to be compliant with 2019 regulations
- Installed dehumidify to meet title 24 requirements

HVAC

- Installed 2 x 3 ton mini split HVAC units to meet title 24 requirements

Garage

- Installed bespoke garage door

Septic System

- Installed new waste water piping around the exterior of the house and new septic tank and soak away

Workshop

- Installed custom fire resistant doors, custom shelving unit and extractor
- This room specifically required extensive cleanup

Attic

- Install insulation
- Retrofit galvanized sheets between wood rafters and concrete
- Install safety gate at top of ladder

Utilities and Services

Power

- The power company, [Anza Electric Cooperative](#), offers excellent [rates](#) starting at \$0.173/kWh for the first 700 kWh compared to \$0.33 with [SCE Rate Plan](#)

Internet

- Internet service is also available through ConnectAnza (part of Anza Electric Coop with 100Mb/s plans starting at \$49/month and 1Gb fiber available for \$129/month. Fiber connections are offered as standard with the fiber install connected all the way to the router

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Gas

- There is no gas service at the property however Propane gas is available for delivery from [Anza Gas](#)

Heating / HVAC

- Heating and HVAC are both electric utilizing 2 x 3 tonne heat pumps
- Subject to confirming from Riverside planning, this home may meet the exception requirements for wood burning heaters see exceptions section to [Rule 445 - Wood burning devices](#)