

Ocean Construction, LIC # 1079361, General B License	
2106 W Cerritos Ave, Anaheim	
SQFT: 1,112	
DATE: 03/24/2026	
	General Scope of Work
1	Demolition and construction debris haul off - bulky debris removal including roof materials, windows, doors, walls, kitchen, and baths.
2	Install new roof vents at multiple locations including bathroom sewer vent, bathroom vent, and kitchen vent.
3	Install new roof flashing, sheathing, waterproofing membrane, and asphalt shingles. All shingle materials have 10-year material warranty except man-made damage. Roofing areas are approx. 2150 sqft including garage.
4	Install new drywall for entire garage and part of the interior walls and ceilings in living room, kitchen, dining room, and bedrooms.
5	Scrape popcorn ceiling in the entire house, deep cleaning, and patch two layers of compound before texture.
6	Expand existing half bathroom to a full bathroom, install new 2 x 4 interior walls, 5/8" drywalls on the outside, install waterproofing cement boards and waterproofing membrane inside.
7	Enclose existing main bedroom to be a master suite including the existing bathroom to be part of the master suite, new 2 x 4 framing walls and 5/8" drywall to be installed.
8	Install new entry way built-in shoe bench with storage, install new acoustic solid wood accent walls, coat racks, and custom sized 2" cushion.
9	Sanding, patching, apply orange peel texture, and paint interior wall and ceiling - approx. 1,600 sqft surface areas in main house and garage. Interior paint consists of 1 layer of primer, 1 layer of surface spray paint, 1 layer of rolled paint. All paint and primer are water based.
10	Apply new paint for the exterior - approx 1,700 sqft surface area. Exterior paint consists of 1 layer of primer and 2 layers of surface paint.
11	Install 6mm, 9" vinyl flooring throughout the house.
12	Install large format porcelain tile in both bathrooms' flooring.
13	Install marble tile in master bathroom.
14	Install large format porcelain tile in both bathroom shower walls.
15	Install new (1) 24" and (1) 60" vanities in bathrooms.
16	Install new tempered glass safety bathroom shower doors in both bathrooms.
17	Install new waterproofing membrane and cement boards in both shower walls.
18	Install new 5-1/2" floor and window moulding, window sill moulding, and 2-1/2" interior door and closet moulding throughout the house.
19	Install new white/gold quartz countertops in the kitchen
20	Install new kitchen island with new acoustic solid wood accent walls
21	Install new natural wood shaker solid wood cabinets and black accessories in the kitchen.
22	Install polished porcelain backsplash in the kitchen.
23	Install sound damping solid wood decorative accent walls in the kitchen.
24	Install (14) new windows throughout the house including a oversized dual pane window, all windows are meeting the requirement of U factor < 0.30, SHGC < 0.23.
25	Install (1) new 36" x 80" fiberglass exterior front door in the living room, (1) new 32" x 80" exterior backyard door in the living room, (1) new 32" x 80" exterior garage door, (1) new fire-rated 32" x 80" garage to house door. U factor < 0.30, SHGC < 0.23
26	Install (5) interior doors in bathrooms and bedrooms.
27	Install (3) new closet doors and closet accessories in bedrooms.
28	Section 1 Termite Work to be Completed upon COE. Work will be performed by Golden Dragon Termite Control Inc.

29	Thorough cleaning of previous rodent drops, rat control work is completed and performed by Golden Dragon Termite Control Inc.
30	Power wash all the exterior wall of the house.
31	Deep cleaning inside the house, power wash the front and the backyard.
32	Mechanical
33	Install new 3-ton central AC unit with Ecobee Smarthome thermostat. AC unit has a 10-year manufacturer warranty, warranty and instruction book is attached on the equipment over the attic area. Work is performed by Mission HVAC Inc. Lic # 1122060
34	Install new ductwork for the central AC including supply and return ductwork, registers, and grilles. All ductwork are part of 10-year warranty. Work is performed by Mission HVAC Inc. Lic # 1122060
35	Install new grain finish, windows on the panels, 2-car garage door, door comes with a new track system, motor, and (2) remotes.
36	Install new 600 CFM, 30" kitchen hood, 6" metal ventilation kitchen hood duct.
37	Install new GE 5 Burner stove.
38	Install new GE microwave.
39	Install new GE dishwasher, install dishwasher vent over the countertop.
40	Install new Moen disposal tank (1 1/2 HP).
41	Install new exhaust fans with humidity sensors in both bathrooms.
42	Electrical
43	Grounding all outlets and GFCI's for safety.
44	Install new switches, outlets, and GFCI's throughout the house.
45	Install (11) interior recessed lightings, (1) kitchen pendant light fixture, (1) hallway light fixture, (2) bathroom LED light fixtures, (2) LED bathroom mirror lights
46	Install (4) new smoke detectors and (1) CO detector in the required areas.
47	Install (2) new exterior light fixtures.
48	Install (1) new garage motor with lighting kit and safety sensors.
49	Install new electrical components for new central AC equipment including attic GFCI, (1) 30 amp breaker, new wires, etc.
50	Plumbing
51	Relocate shower and toilet in the master bathroom, abandon partial previous old sewer line in the master bath and install new sewer.
52	Install new 40-gallon Rheem tank water heater with all accessories including sediment trap, pressure relief valve, and earthquake strap. Water heater has 6-year manufacturer warranty.
53	Install (1) new water efficient kitchen sink faucet, (3) bathroom sink faucets, and (2) shower sets
54	Install (2) new water efficient toilet in bathrooms.
55	Install new dry and washer hookups in the garage, dryer ventilation to terminate outside.
56	Install new refrigerator water line
57	Outdoor
58	Install new wood patio with privacy screen in the backyard
59	Install new grass and plant seeds in the front yard.
60	Install automated sprinkler system and timer covering all landscape areas in the frontyard
61	Install automated dripline system covering all landscape in the frontyard.
62	Install new pavers, landscape, hardscape, mulch, and fire place.
63	Paint all existing wood fence in the side yard.
64	Install (2) new outdoor wall sconces.
65	Install new crawlspace vent covers, install new crawlspace entrance cover,

66	Pour new concrete around the crawlspace entrance to meet current code requirement.
67	Install new handcrafted address sign.
68	Repair, replace, patching, and paint the exterior wood siding.
69	New painted wood siding decoration at the front porch and front porch concrete to be painted.