

Ocean Construction, LIC # 1079361, General B License	
241 Marin St, La Habra	
SQFT: 1,792	
DATE: 07/17/2026	
	Renovation General Scope of Work
1	Demolition and construction debris haul off - bulky debris removal including roof shingles, old waterproofings, existing HVAC system and ductwork, kitchen, baths, carpet floorings, closets, etc.
2	Install new drywall for part of the interior walls and ceilings in living room, kitchen, and bedrooms.
3	Install new asphalt shingle roof for the entire house, approx. 3100 sqft roofing area to be covered.
4	Install new asphalt roof flashings, ridges, starter strips, waterproofing membranes, and replace some of the plywood panels.
5	Install new and refurbish some of the roof ventilation flashings and roof valleys.
6	Sanding, patching, apply orange peel texture, and paint interior wall and ceiling - approx. 2,600 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.
7	Apply new paint for the exterior - approx 1,900 sqft surface area. Exterior paint consists of 1 layer of primer and 1 layer of surface paint.
8	Repair, replace, patching, and paint the exterior wood fascia boards.
9	Install 8mm, 9" vinyl flooring throughout the house.
10	Install large format porcelain tile in both bathrooms' flooring.
11	Install marble tile in bathrooms' shower flooring
12	Install large format porcelain tile in both bathrooms' shower wall.
13	Install (1) new 36" single sink and (1) 60" single sink vanities in bathrooms.
14	Install new tempered glass safety bathroom shower doors in both bathrooms.
15	Install new waterproofing membrane, cement boards, and shower pan liner in both showers.
16	Install new 5-1/2" floor and window moulding, window sill moulding, and 2-1/2" interior door and closet moulding throughout the house.
17	Install new gold/white quartz countertops in the kitchen including the new island, install (1) oversized kitchen sink.
18	Install new gray/white quartz countertops over the bathroom vanities and living room cabinets.
19	Install new natural wood shaker cabinets and black accessories in the kitchen and living room.
20	Install new range hood cover and handle.
21	Install matte porcelain backsplash in the kitchen.
22	Install solid wood decorative accent panels around the kitchen island.
23	Install (8) new duo-pane window in the living room, family room, bathrooms, and the bedroom, meeting the requirement of U factor < 0.30, SHGC < 0.23.
24	Install new (5) interior solid core doors and new door handles.
25	Install new (1) 36" x 80" fiberglass front door with tempered glass, (1) new 36" x 80" exterior door in the kitchen. U factor < 0.30, SHGC < 0.23
26	Install (1) new 72" x 80" french door in the bedroom, U factor < 0.30, SHGC < 0.23
27	Install (6) new closet doors and closet accessories in (3) bedrooms.
28	Install new dune matte porcelain tile at the both facades of the fireplace.
29	Section 1 Termite work including fumigation completed. Work is 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 5-ton Bryant (Same parent company with Carrier) central AC system 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 C-20 & C-10
34	Install new ductwork and insulation 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 C-20 & C-10
35	Install 6" metallic kitchen hood ventilation ductwork terminates over the roof.
36	Install new Zline professional range hood - 800 CFM, 30" wide,
37	Install new KitchenAid 5 burner fingerprint resistant stove.
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39	Install new KitchenAid built-in microwave.
40	Install new KitchenAid 24" Built-In 47 dBA Dishwasher in PrintShield Stainless,
41	Install new Moen disposal tank (1 1/2 HP).
42	Install (2) new exhaust fans with humidity sensors in both bathrooms.
43	All appliances mentioned in the scope of work has manufacturer warranty with its own brand.
44	Install (4) new ceiling fan in the family room.
45	Electrical
46	Install a new 200 AMP panel including grounding rod, new breakers, weatherhead, and mast.
47	Grounding all outlets and GFCI's for safety.
48	Install new switches, outlets, and GFCI's throughout the house.
49	Install (19) new interior recessed lightings, (1) kitchen and dining pendant light fixture, (2) LED bathroom mirror lights
50	Install (4) new smoke detectors and (1) CO detector in the required areas.
51	Install (3) new exterior light fixtures.
52	Install (1) new garage motor with lighting kit and safety sensors, (2) new remote controls.
53	Install new electrical components for new central AC equipment including attic GFCI, attic light fixture, (1) 30 amp breaker, new wires, etc.
54	Plumbing
55	Conduct sewer scope from the public connection to property entry by a licensed plumber, work is performed by Clean-Out-Kings CA Lic# 1006093 . Sewer video will be shared as part of disclosure, sewer shows in good condition, clean, no build up, no offset, no sag, materials is to be ABS.
56	Install new water supply system in the master bathroom, hot/cold water, water lines are to be PEX.
57	Install (1) pot filler in the kitchen.
58	Install (1) new water efficient kitchen sink faucet, (2) bathroom sink faucets, and (2) shower sets.
59	Install (2) new water efficient toilets in bathrooms.
60	Install new dry and washer hookups in the laundry room, dryer ventilation to terminate outside.
61	Install dishwasher vent over the countertop.
62	Install new water heater drain pan and sediment trap.
63	Outdoor-Landscape
64	Remove outdated landscape including bushes, trees, and weeds.
65	Install a complete vinyl decking seating area around the masonry tree planers in the backyard. Seating system is supported by pressure treated 2 x 4 wood framing inside and outside of the masonry blocks.
66	Install new grass at the frontyard and the sideyard, approx. 1300 sqft.
67	Install automated sprinkler system and timer covering all landscape areas in the front, side, and backyard.
68	Install automated dripline system covering all landscape in the frontyard and the backyard.
69	Install new pavers, landscape, hardscape, black mulch, and lava volcano rocks.
70	Install new handcrafted address sign.

71	Repair work completed according to comments on previous owner's inspection report dated 02/07/2026
72	3.3.1 & 3.3.2 dryrot damage has been repaired and Section I clearance is issued by Golden Dragon Termite Control Inc.
73	6.6.1 HVAC and central AC has been completed upgraded.
74	6.7.1 Damper Clamp has been installed.
75	6.9.1 CO detector has been installed in the required area.
76	7.2.1 to 7.3.4 New roof has been installed and old rain gutter and downspout was removed.
77	7.5.1 & 7.5.2 spark arrester has been installed and hairline crack has been repaired.
78	8.1.1 to 8.2.9. Electrical panel has been fully upgraded, 200AMP.
79	9.4.2 Sediment trap has been installed.
80	9.4.3. foil tape is removed, instead, replaced with galvanized sheet metal screw for securing the pipe.
81	9.5.1 this is a scope for SoCal Gas company, main meter is not allowed to be adjusted for liability issue.
82	10.2.1 driveway hairline crack has been repaired.
83	10.6.1 Latch has been adjusted.
84	10.8.3. Light fixture has been replaced.
85	10.10.1 & 10.10.2 dryrot damage has been repaired.
87	10.18.1 landscape in these certain areas has been removed and keeping moisture away.
88	11.3.1 Garage photocells are adjusted to be 6" above the finish floor per code.
89	11.11.2 Garage door opener has been assigned with a dedicated outlet.
90	12.5.1 to 12.12.5 kitchen has been fully upgraded.
91	13.2.1 Crack has been repaired.
92	13.6.1 GFCI has been installed.
93	13.6.2 all outlets has been grounded for safety.
94	13.7.1 Laundry area is an open space that is sharing the exhaust fan and the window opening from the bathroom for ventilation.
95	13.9.2 & 13.9.3 Laundry hookups has been upgraded.
96	14. & 15. All bathrooms has been upgraded.
97	17. to 22. All spaces has been upgraded and all outlets has been grounded for safety.