

INVESTOR IMPROVEMENT SCOPE

2829 Golfview Drive | Fallbrook, CA 92028

Demolition & Site Preparation

- Removed landscaping, debris, personal property, and interior and exterior finishes at the main residence and ADU.

Main Residence Remodel

- Completed rough plumbing and concrete preparation for the new primary bathroom and laundry area.
- Installed rough plumbing lines for the relocated kitchen.
- Framed the new bathroom and laundry layout and reframed door openings for improved bedroom and bathroom access.

ADU Improvements

- Completed concrete preparation and rough plumbing for the ADU bathroom and kitchen locations.
- Completed ADU framing in accordance with the floor plans.

Plumbing & Sewer Evaluation

- Performed a sewer camera inspection from the residence to the city lateral.
- Inspection identified root intrusion near the ABS-to-clay connection and a minor low area in the line; hydro-jet cleaning was recommended.

Landscape Irrigation

- Repaired front and rear irrigation systems, including replacement anti-siphon valves, wiring, and rotor sprinklers.
- Connected and programmed the existing irrigation timer for front and rear watering zones.

Prepared from contractor and consultant invoices supplied for the property. This summary reflects invoiced services and is intended for general investor reference; it is not a warranty, inspection report, or representation that recommended future work has been completed.