

LEAF & SPARROW

Scope of work for:
16519 Gabarda Road, San Diego 92128

Exterior:

- New front and back landscaping, irrigation and drip system.
- Roof Tune up.
- Full Exterior Paint house and trim.
- New Exterior designer light fixtures.
- New concrete patio (back patio)
- New Garage Door

Interior:

- All new Windows and Sliding Doors.
- New Mahogany Double Entry Door.
- New 20Mil Luxury Vinyl Plank Flooring Throughout.
- New designer lighting throughout.
- New recessed lighting Throughout.
- Fully renovated Kitchen and baths.
- New smooth wall texture throughout.
- All New base board and casing/trim.
- New interior paint. Alabaster
- New stone surround on gas fireplace.
- Custom Cabinetry throughout, soft close.
- New Quartz Counters throughout.
- New Frigidaire Appliances: Fridge, Gas Range with griddle, Dishwasher and Microwave.
- New plumbing fixtures. New plumbing valves throughout.
- Custom Bedrosians tilework in bathrooms. Custom class in primary shower.
- New toilets.
- New Ring Doorbell.
- New Epoxy Flooring in the Garage
- GFCI outlets updated throughout.
- New Water Heater

Work completed by GL Stockton Builders
License# 1034647

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Scope of work for: 2120 Pintoresco Ct, Carlsbad CA 92009

Exterior:

- New front and back landscaping.
- Roof Tune up.
- Full Exterior Paint house and trim.
- New Exterior designer light fixtures.

Interior:

- All new glass for Windows and Sliding Doors.
- New Iron Pinky
- New Engineered Hardwood Flooring throughout.
- New designer lighting throughout.
- New recessed lighting Throughout.
- Fully renovated Kitchen and baths.
- New smooth wall texture throughout.
- All New base board and casing/trim.
- New Custom Stair Rail.
- New interior paint. Alabaster
- New stone surround on gas fireplace.
- Luma soft close Custom Cabinetry throughout.
- New Quartz Counters throughout.
- New Appliances: Fridge, 6 burner gas range, Dishwasher and Microwave.
- New plumbing fixtures. New plumbing valves throughout.
- Custom Bedrosians tilework in bathrooms. Custom class in primary shower.
- New toilets.
- New Ring Doorbell.
- New epoxy flooring in garage.
- GFCI outlets updated throughout.
- 4th bedroom added from existing large upstairs family room.

**Work completed by GL Stockton Builders
License# 1034647**

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Scope of work for:

3008 Garboso Street, Carlsbad CA 92009

Exterior:

- New front and back landscaping.
- Roof Tune up.
- Full Exterior Paint house and trim.
- New Exterior designer light fixtures.

Interior:

- All new Windows and Sliding Doors.
- New Mahogany Double Entry Door.
- New 20Mil Luxury Vinyl Plank Flooring Throuout.
- New designer lighting throughout.
- New recessed lighting Throughout.
- Fully renovated Kitchen and baths.
- New smooth wall texture throughout.
- All New base board and casing/trim.
- New interior paint. Alabaster
- New stone surround on gas fireplace.
- Luma Custom Cabinetry throughout, soft close.
- New high end MSI Quartz Counters throughout.
- New Appliances: Fridge, Gas Range with griddle, Dishwasher and Microwave.
- New A/C Condenser.
- New plumbing fixtures. New plumbing valves throughout.
- Custom Bedrosians tilework in bathrooms. Custom class in primary shower.
- New toilets.
- New Ring Doorbell.
- New Garage Door Opening System with MyQ. (2)
- New Sherwin Williams epoxy flooring in garage.
- GFCI outlets updated throughout.

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LEAF & SPARROW

Scope of work for:
2105 Harbour Heights Rd. San Diego, CA 92109

Exterior:

- New Standing Seem metal roof.
- Tune up with warranty on flat roof.
- Full Exterior Paint house, trim and decking.
- New Landscaping front and back includes new drip lines, and new turf in the back yard. Newly planted grass in the front. New plants and trees front and back.
- New Exterior designer light fixtures.

Interior:

- Premium grade engineered hardwood floors throughout.
- New designer lighting throughout.
- Recessed lighting in main living and kitchen area and hallways.
- All New Windows.
- Raised Ceiling in Living/Kitchen Area to 10"
- New exterior and interior doors, casing and baseboard.
- New Cantina Door to the back yard.
- New custom front entry doors.
- New smooth wall texture throughout.
- New interior paint. Alabaster
- New stone surround on gas fireplace.
- Luma Custom Cabinetry throughout, soft close. Paint and stain grade.
- New Quartz Counters throughout.
- New Professional Grade Forno Appliance package.
- New HVAC includes NEST thermostat.
- New high end plumbing fixtures. New plumbing valves throughout.
- Custom tilework in bathrooms. Custom class in primary shower.
- New Tub in secondary bath.
- New toilets.
- Custom Closet in Primary Bedroom.
- New Ring Doorbell.
- New Garage Door Opening System with MyQ. (2)
- New epoxy flooring in garage.

Work completed by Caliber Construction
License# 1077764



4418 Monroe Ave. San Diego CA

Exterior:

- Full Exterior Paint house, trim and decking.
- New Landscaping front and back includes new drip lines and grass in the back yard.

Interior:

- Luxury Vinyl plank floors throughout.
- New Light fixtures, new Xboxes in bedrooms with fixtures
- All New Windows.
- Updated GFCI outlets where needed.
- New interior doors, casing and baseboard.
- New smooth wall texture throughout.
- New interior paint. Alabaster
- Custom Cabinetry throughout, soft close.
- New Quartz Counters throughout.
- New HVAC in Main Home. New Mini splits in each studio ADU
- New plumbing fixtures
- Custom tilework in kitchen and bath.
- New Tub in secondary bath.
- New toilets.
- Custom Cabinetry in Primary bedroom.
- New Ring Doorbell.
- All New appliances: Fridge, dishwasher, oven range, microwave, washer/dryer
- Updated electrical Panel----PENDING SDG&E complete prior to COE

ADU specifics:

- Permitted ADU Upper-level original to the home 1945. Lower Unit garage converted to ADU 2025. (Permitted)
- New kitchen, microwave, 2 burner electric cooktops and new refrigerators.
- New flooring, cabinets, counters, vanities & plumbing.
- New Mini-splits Heating & Air.
- Shared laundry room (separate entrance)

Note: Pending approval, additional and replacement of historical district approved windows will be installed in the secondary bedroom, bath and kitchen of the main home Prior to close of escrow. Pending Electrical Panel updates prior to COE.

Work completed by GL Stockton Builders

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