

3544 Tomahawk Lane, San Diego, CA 92117

House Updates Performed 2022 - 2024

- Exterior
 - o New coat of paint on entire house
 - o New Milgard windows
 - o New roof on 2nd story
 - o New bifold door and window in living room
 - o New stainless steel, powder coated, custom built 2 story spiral staircase
 - o New area lighting at back of house
 - o New motion sensor lighting above garage
 - o New 2nd story skylights
 - o New French doors off primary 1st floor bedroom
- Structural
 - o New foundation work for 2nd story
 - o New load bearing walls from kitchen to back of the house
 - o 2nd story structure entirely new
 - o New structural beams and columns throughout existing space as required to meet new code / layout of house
- Backyard/Frontyard
 - o New irrigation systems for all new plantings
 - o New irrigation system for grass in back yard
 - o New exterior deck with pool/hot tub
 - o New 2-tier 2nd story and rooftop deck
 - o New plantings throughout
 - o New decomposed granite w/ weed barrier in front and side yards
 - o New concrete patio at back entrance
 - o New exterior stair lighting on photocell
 - o New bar / seating at bifold window
 - o Sand pit / toddler playground
- Interior
 - o Sanded / repaired / resealed existing tongue-in-groove wood flooring
 - o New hardwood laminate flooring in living room / 1st floor bedroom
 - o New tile work at step down into 1st floor living room
 - o New stair to second floor made of steel / salvaged wood laminate beams repurposed from house structure
 - o New drywall throughout entire house
 - o New paint throughout entire house
 - o New plumbing & shower fixtures, tile, cabinetry in all bathrooms
 - o New appliances throughout, including all kitchen appliances, washer and dryer, downdraft cooktop
 - o New custom standalone fireplace

- o New custom laminate, plywood construction kitchen cabinets / quartz countertop
 - o New custom shades in first level dining and entry area
 - o 2nd story Kitchenette with new butcher block counters and sink
- HVAC & Electrical
 - o New 4-ton split system electric heat pump & air handler
 - o New ductwork throughout
 - o New grills/registers
 - o New thermostat
 - o New 200 amp electrical service and panel
 - o New light fixtures throughout, including dimmers
 - o New electrical outlets throughout