

Property Overview:

- Address: [779 Spalding Street, Thousand Oaks, CA](#)

1. Major Structural, Exterior & Utility Upgrades

- Roofing (2020):
- Complete roof replacement backed by a 25-year warranty.
- Electrical Main Panel Upgrade:
- Upgraded main service from the original 1962 100-AMP panel to a modern 200-AMP main service, providing expanded capacity for home electronics and future expansion.
- Detached Garage & RV Parking:
- Detached garage updated with a dedicated 50-AMP electrical outlet specifically installed to accommodate RV parking and charging.
- Perimeter Fencing & Gate Foundation:
- Poured a continuous structural concrete footer around the property perimeter to support the fence line and new gate installation.
- Jacuzzi Maintenance & Mechanical Overhaul:
- Replaced all water pumps.
- Replaced central heater unit.
- Replaced all filtration systems.
- Successfully repaired previous leak.
- Updated tile grout work and interior lining.

2. Excavation, Hardscape & Outdoor Living

- Front Yard & Access:
- Constructed concrete steps and walkway designed for full handicap accessibility.
- Built a concrete/masonry retaining wall wrapping around the entire front exterior.

- Integrated custom flower beds into front wall structure.
- Installed low-maintenance artificial turf across the front yard.
- Left Side & Rear Hillside Excavation:
- Executed major site excavation removing ten 15-yard dump trucks (150 cubic yards) of earth/debris.
- Expanded usable side yard width by 12 to 14 feet along the left side.
- Built a continuous retaining wall spanning from front-left to back of property.
- Created an elevated terraced garden bed along the rear retaining wall.
- Outdoor Kitchen:
- Replaced and fully updated the built-in grill countertop and surrounding counter surfaces.

3. Systems, Climate & General Interior

- HVAC & Climate Control:
- Upgraded central AC/Heating unit capacity from a 2-ton to a 3-ton system.
- Added a new dedicated supply duct run to the bonus room.
- Plumbing:
- Installed new hot water heater (housed in bonus room).
- Ceiling Fans Installed:
- Master bedroom
- Bedroom 2
- Bedroom 3
- Living room
- Bonus room (2 fans)
- Flooring & Millwork:
- Installed new flooring throughout the entire home.
- Installed ceramic tile through the hallway and main bathroom.

4. Room-by-Room Interior Renovations

- Kitchen Overhaul (2008):
- Converted original enclosed galley layout into an open floor plan.
- Installed custom oak cabinetry.
- Installed granite countertops.
- Installed Parquet wood flooring.
- Upgraded lighting fixtures.
- Living Room:
- Installed Parquet wood flooring.
- Installed new baseboards and decorative wall trim.
- Main Bathroom:
- Installed new tub enclosure.
- Installed pedestal sink with new faucet.
- Installed new toilet.
- Installed wall wainscoting.
- Installed new vanity mirror.
- Installed new ceiling exhaust/air vent fan.
- Master Bathroom:
- Installed oak vanity with new faucet.
- Installed drop-in medicine cabinet and matching oak wall cabinet.
- Installed new mirror.
- Installed wall wainscoting.
- Installed new interior entry door.
- Installed new oak toilet lid/seat.
- Master Bedroom:
- Installed new wood baseboards and wall trim throughout.
- Two Additional Bedrooms:
- Installed new baseboards, wall trim, and window trim.
- Installed new closet doors.
- Installed custom closet organizer shelving systems in both rooms.
- Bonus Room:
- Serves as dedicated laundry room featuring energy-efficient LG washer and dryer.
- Houses the hot water heater.

- Built-in pantry featuring custom organizer shelving unit.