JUNE 9, 2005 COST

14 NOVILLA HOME IMPROVEMENT EXPENSES

Refrigerator	Kitchen Aid Color: Stainless Steel Model # KSCS525INSS Height: 72" Depth: 24.5" Width: 35.5"	2,137
Oven/Microwave	Kitchen Aid Convection Microwave & Oven Color: Stainless Steel Model # KEMC308KSS Outside: 29 3/4" X 42 7/16" Cutout: 28 1/2" X 41 1/4"	2,362
Stove	Kitchen Aid (Gas) Stove Top Color: Stainless Steel Model # KGCS166SS Outside: 37 7/8" X 21" Cutout: 35 1/4" X 19"	707
Door Handle + Kitchen Sink Accessories		1,902
Dishwasher	Kitchen Aid 24" Wide (34" high) Color: Stainless Steel Model # KUDS01FLSS	917
Kitchen Sink	Franke 36" Sink Model # VNX 120-37 38" X 20"	701
Water Dispenser Refund for Water Dispenser	Everhot LVH500-cold only with reverse osmosis (ultimately this was provided by Culligan)	146 (157)
Kitchen Sink Faucet	KWC "Suprimo" KWK10C133727	454
Vanity Sink Faucet	for 1st floor bath addition-chrome	358
Sales Tax (Pacific Sales)	(whirlpool sales tax included in whirlpool line below)	1,380
Windows & Doors	Renaissance Doors & Windows	56,737

14 NOVILLA HOME IMPROVEMENT EXPENSES

Flooring	Marble floor & walls for 2nd flr master bath + 2nd flor middle bath floor: Crema Marfils Plus $8.35/sq ft (12"X12"); all bath vanity topps & 2nd flr master bath shower wall/floor: Aruba Gold travertine tile; 1st flr porcelain tile floor: #30228 Cimaron (18"X18"); hardwood floor: American River, American Tradition Series, Handscraped Rustic Walnut, 3-level veneered flooring material (Random Selection: 3" & 5" wide planks come 17.5 sq ft/box; thickness: 1/2", $8.25 sq ft; Carpet: Berber-Fine Satin #01-, $15,95 sq yd;	22,911
Marble Flooring	see above flooring description	2,981
Kitchen Disposal	"555" Model	157
Bath Tub Faucet	1st floor master bath: Newport BrassCo 934-Exposed Tub & Hand Shower - Wall mounted + handshower wall bracket	595
Bath Tub	1st floor master bath: Kohler "Memoirs 5"": 60" X 32" X 17 7/16, Model #K-721 (left drain)	730
Waste & Overflow for 2 tubs		230
Bidet Hardware		439
Bidet	Toto with vertical spray feature	255
4 Toto Toilets	Toto - one piece - Plymouth	1,736
Shower Head	2nd floor master bath: Grohe "Freehander" shower system Model # 27-007	292
Shower Valve for 2nd flr master	Mico Pressure Balance Shower Set	203
Shower Rough Valve for 2nd flr master	Mico Pressure balance w/o diverter	117

14 NOVILLA HOME IMPROVEMENT EXPENSES

				Dan Total
Construction Costs	MacEachern Construction (Includes HVAC at $7,980) General Contractor	188,844	Dan	195,315
Construction Credit-Door Handle Install		(240)	Dan	
Construction - Add'l Electrical		1,630	Dan	
		665	paid direct	
Construction - Add'l Plumbing	related to moving the vertical bidet drain & copper lines by 6"	1,275	Dan	
Construction - Fireplace	Fireplace remodel-tile work + wood mantle	3,806		
Sliding Glass Shower Door	for 2nd flr middle bath	641		
Window Permit	Permit to replace existing windows	288		
Building Permits	City of Laguna Niguel	1,042		
School Fee District Fee	Capistrano Unified School District (988 sq ft X $2.24)	2,213		
Plan Check Fee	City of Laguna Niguel	692		
Kitchen + Desk Area	Reborn Cabinets	44,216		
Architectural Fee	John Valle (includes out-of-pocket costs + structural engineering services)	37,145		
6 Bath Sinks for Vanities	New sinks for all bathrooms: 2 Antigua Petite White/Sara at $714 and 4 Berkshire/Londonderry at $540	1,254		
Whirlpool with sales tax	Aquatic Whirlpools, Infinity II (70" X 40" X 28")	4,953		
Whirlpool Roman Valve Tub Set	by Mico	383		

14 NOVILLA HOME IMPROVEMENT EXPENSES

Garden Room Ceiling Fan	Emerson	619
Light Fixtures	by Minka Lavery: for Kitchen, Dining Rm, Foyer, Garden Rm + 2nd flr master bath	1,500
Connect Central Music System + new speakers	cost includes 6 new speakers	800
Property Survey	Survey of eastern property line _Dale Myhra & Assoc.	1,400
Plumbing	Camera work to check location of 3" sewer line	595
Plumbing	Repair sprinkler line leak at water meter; install new main valves	810
Palm Tree Removal	2 Palm Trees at side yard by 16 Novilla	650
Repair Bdrm Closet Door Rollers		176
Temp Window Cover Material	Black-out & muslim material to cover windows during construction	100
Remove Security Shutters		170
Hardscape & Drainage	Accurate Consulting _Reno Cuevas; Olsen Pavers, "Kingdom Cobble 1 (Sunlake) Tan, Terra Cotta & Brown Mix	40,021
Hardscape Building Permit	for block wall (City of Laguna Niguel)	327
Sprinklers,Drip Lines & Landscape	Ramon	2,835
Plants		563
Gates	4 new gates by Steve Valencia	5,000

14 NOVILLA HOME IMPROVEMENT EXPENSES

Interior Painting	Ron Romero Painting	3,000
Hardscape/Landscape Design	Darren Mitchell - Landscape Architect	1,000
Drapery Measurements	5-Star Drapery	55
Vanity Cabinet Hardware	from Home Depot	86
Replacement Fountain Bowl	for rear yard fountain	120
Extra Vents from 4-Seasons	to replace all existing vent registers	192
Bath Hardware, Mirrors, Medicine Cab	Pacific Sales	1,265
Vertical Blinds & Family Room Drapes	Blinds & More	2,826
Awnings	Accent Awnings	8,351
Living Room Drapes & 1st Flr Bedroom D	5-Star Drapery	5,808
"Villa Cinque Tetti" iron sign	Steve Valencia	1,000
"Fire On Ice" Fireplace (with gas line)	Fire On Ice (Installed December 2009)	680
Installation Cost	Lucky Scully Chimney Sweep	189
Replace Laundry Room & Garage Side Entry Doors	Today's Windows and Doors (Installed May 2010) Thermatru Fiberglass Entry Doors	2,431
GRAND TOTAL		**469,666**

14 NOVILLA HOME IMPROVEMENT EXPENSES

	ADDITIONAL IMPROVEMENTS	
Improvements pre-2005	DeLuigi Constuction: addition of side perimeter wall with subdrainage system; paving of side yard by new perimeter wall & removal of vegetation/trees related to this; replacement of master bedroom windows; replacement of furnace & water heater; replacement of 3-door garage entry door.	**25,000**
May 6, 2009: repair 1200 sq ft of original roof	California Weatherproofing	**3,975**
Kevin's Fireplace & Patio Services / O.C. Barbaques Plus (12/11/15	Replaced Fireplace Door - Ventana Zero Clearance Glass Door with Clear Glass, Burnished Bronze, No Mesh	**944**
California Roofing 3/7/17	700 sq. ft roofing repair on west side of house over gym & master bedroom - replaced black paper - see receipt	**4,000**
Accent Awnings 2/2/17	Replaced material on retractible awnings, added aluminum cover and added drop roll to gym 2nd story window (master bedroom retreat area)	**4,370**
So Cal Coatings (6/19/17)	Stucco repair & painting; all gates repair & painting; remove 33 ft. of garden wall in back yard.	**4,360**
JC Painting (April 2019)	Re-painting entire exterior of home (stucco, wood trim, garage, windows and exterior 2 side doors and rear French door.	**8,600**
Leaf Filter gutter protection system (5/18/19)	Install Leaf Filter on all gutters after complete cleaning of gutters and downspouts; Lifetime transferable warranty	**7,183**
DIAL ONE SONSHINE PLUMBING (6/1/20)	Install residential air scrubber by Aerus to help protect the HVAC system and improve the in home air quality	**1,730**

14 NOVILLA HOME IMPROVEMENT EXPENSES

TOTO SW3056#01 S550E WASLET ELECTRONIC BIDET TOILET SEAT WITH EWATER+ &AUTO OPEN & CLOSE CONTEMPORARY LID, ELONGATED, COTTON WHITE	Purchase of bidet toilet seat for 1st floor master bedroom	**1,024**
DIAL ONE SONSHINE PLUMBING (12/26/19)	Supply & install special order supply with aerator and pop up drain assembly for 2nd floor master bedroom bath bidet. Remove bidet from floor, replace parts and remount to tile floor.	**641**
DIAL ONE SONSHINE PLUMBING (12/26/19)	Install Toto bidet toilet seat in 1st floor master bathroom; remove old seat, mount bracket to toilet, mount bidet seat to toilet; install bracket at water supply & reconnect toilet & bidet water supply line. Connect bidet seat to new power outlet.	**895**
DIAL ONE SONSHINE PLUMBING (12/26/19)	Install new 120 outlet in 1st floor master bathroom wall next to toilet to operate the Toto bidet toilet seat	**575**
DIAL ONE SONSHINE PLUMBING (12/26/19)	Install new emergency shut off valve behind toilet in 1st floor master bedroom bathroom	**125**
DIAL ONE SONSHINE PLUMBING (12/28/19)	Replace 2nd floor middle bathroom tub diverter spout with a new chrome tub diverter tub spout	**245**
DIAL ONE SONSHINE PLUMBING (11/4/19)	Install new magnesium anode rod to water heater	**274**
DIAL ONE SONSHINE PLUMBING (12/16/21)	Install new magnesium anode rod to water heater	**274**
DIAL ONE SONSHINE PLUMBING (11/16/20)	Replace the water heater valve associated with the top of the copper pipe that sits alongside of the water heater wall	**225**

14 NOVILLA HOME IMPROVEMENT EXPENSES

DIAL ONE SONSHINE PLUMBING 6/14/21	Replace complete HVAC system (Furnace, coil/condenser) replace, disconnect; includes permit, new thermostat, connect to existing ducting; comes with a 10 year compressor warranty, 10 year coil warranty, 1 year labor, 20 year heat exchanger, 1 year membership.	**13,500**
Lamps Plus (6/2/21)	Replace 3 outdoor wall lights: Maxim Coldwater 7 1/2" high black outdoor wall light; replace 3 hooded low voltage black 7 1/2" high black high LED landscape spotlight	**342**
Lamps Plus ELECTRICIAN (6/2/21)	Electrician labor to install above 3 outdoor wall lights + landscape spotlights	**685**
Lamps Plus (11/21/21)	2 hooded low voltage black 7 1/2" LED Landscape Spotlights + John Timberland 45 Watt Landscape Transformer with Photocell	**129**
Lamps Plus Electrician (12/9/21)	Electrician labor to install above 2 landscape spotlights and transformer	**270**
Johnny Electric (Aug 6, 2021)	Hook up 1 smoke alarm and remove 3 battery smoke alarms from ceiling	**148**
Accent Awnings (12/24/20)	Replace fabric on kitchen and garden room retractable awnings	**1,204**
GRAND TOTAL		**550,385**