



Renovations, Repairs & Improvements

3840 Greenhill Rd, Pasadena

2023

INTERIOR

- HVAC relocated to attic and new venting, intake installed.
- Tankless water heater installed and old gas heated tank removed.
- Oak floor sanded and refinished
- Installed new kitchen cabinets, counter top and appliances: refrigerator, cooking range (oven/stove top) and dishwasher.
- Drywall kitchen, small bathroom, laundry & pantry.
- Extended pantry closet
- Plaster repair and paint throughout all interior rooms.
- Installed French doors in dining room.
- Removed tiled ceiling and wood paneled walls in dining room and replaced with drywall.
- Insulated kitchen and dining room exterior facing walls with Rockwool.
- Fiberglass insulation in all walls except south facing bedroom and primary bathroom south wall.
- Steel, double glazed kitchen window installed.
- Retiled kitchen, powered room and laundry room floors.
- Electric upgrade in kitchen, small bathroom and laundry room.
- New copper pipes in kitchen, bathroom and laundry.

EXTERIOR

- New water main connection to house and new manifold
- Landscaping front and back yards with rough tolerant vegetation includes drip line system throughout the property.
- Weed barrier in all garden areas as part of new landscaping.
- Participated in the Metropolitan Water District of Southern California's SoCal WaterSmart residential rebate program for lawn removal and replacement with a drought tolerant garden.
- Remediated water damage on north side of garage. Dug a trench below foundation (3ft +) and filled with two tons of gravel and French drain. Water proofed with Henry's Waterproofing Membrane and two layers of vinyl.
- French drains installed on south east and south west faces of house that extend out 12 to 15 feet away from the foundation.
- New sewer line
- Registered pollinator habitat with California native plants.
- New west side wall, cinder block.



2024

INTERIOR

- Wrap around cabinetry for refrigerator and coffee station cabinets.
- New washer/dryer.

EXTERIOR

- South side wood fence
- Additional landscaping
- Painted exterior of house, garage and cabana.

2025

INTERIOR

- What oak kitchen shelving, custom white oak island, new range vent, backsplash and fluting.
- Powder room fluting and paint
- New toilet, faucet and plumbing in powder room.

EXTERIOR

- New Roof, new vents and solar attic fans.

2026

EXTERIOR

- New east side fence