Seller Improvement List

3891 Quail Ridge Road, Lafayette

2023

- Punch list completion and final project closeout - RK2 Construction (final invoice issued July 2023).

2022

- Build-out completion, custom finishes, appliance installation, and project closeout.
- Construction Completion
  - Multiple site visits and quality walkthroughs (Jan-June 2022) - Dev Arc and RK2 Construction.
  - Final framing, drywall, paint, trim, and finish carpentry completed throughout the remodeled areas (RK2 Construction).
- Custom Pantry & Closet System
  - Custom pantry redesign and built-ins by Paige Fields, Inspired Closets Bay Area (Jan-March 2022).
  - Appliance Delivery & Installation
  - Full premium appliance suite delivered and installed: Gaggenau refrigerator, freezer, and microwave; True wine cooler and refrigerator; Miele washer/dryer
- Appliance retailer: Friedman's Appliance (Caesar Zaldivar / Bill Poate).
  - Professional installation: Sylvia Santos, R&S Installations.
- Tiles & Finishes
  - Additional specialty tile sourced through Ryan Woods, The Tile Shop, and installed by RK2 Construction.
- Fireplace
  - Final fireplace insert installed and commissioned - East Bay Fireplace & BBQ.

2021

- Comprehensive interior remodel: design, permitting, and construction start (architect-led, permitted, inspected).
- Permits & Designs
  - Architectural design and construction documents prepared by Adam Franch, Dev Arc.
  - Structural engineering and plan check completed (Contra Costa County DCD).
  - Building Permit BIAL21-009959 issued by Contra Costa County / City of Lafayette (Sept 2021).
  - General contractor engaged: Rob Kern, RK2 Construction (RK2 CON INC); Project Manager: Thomas Spirgi.
- Kitchen
  - New custom cabinetry (Omega line) - David Lin, Sincere Home Decor (Oakland).
  - Titanium Antique Granite countertops - slabs from Granite Trading Corporation (San Leandro); fabrication and installation by Lawrence at Straightline Countertops.
  - Custom tile backsplash, side splash, window ledge, and hood trim - design and specification by Randy Madison, Second Generation Tile.
  - Range exhaust hood coordination and rough-in for high-output range.
  - New kitchen lighting plan and recessed lighting layout (designed by Dev Arc).
  - Premium appliance package ordered from Friedman's Appliance (Walnut Creek): Gaggenau refrigerator, freezer, and microwave; True wine cooler; Miele washer/dryer with stacking kit.
- Primary Bedroom
  - Full primary bath remodel with new layout, framing changes, and finishes.
  - Custom vanity cabinetry - Sincere Home Decor.
  - Quartz vanity countertop and Showerwall slab - Straightline Countertops.

2021 Continued →

    - New primary shower with floor-to-ceiling wall tile and floor tile (~45 sq ft) - Second Generation Tile.
    - Custom 70" x 32" backlit vanity mirror with 2-inch perimeter cove lighting.
    - Navien NPE-180A tankless water heater with recirculation system installed.
- Hall / Guest Bathroom
    - Hall bathroom remodel per architectural plans - tile, fixtures, and finishes refreshed (Second Generation Tile / RK2 Construction).
- Wet Bar
    - New wet bar cabinetry - Sincere Home Decor.
    - Titanium Antique Granite countertop matched to kitchen - Straightline Countertops.
- Lighting & Electrical
    - Whole-home lighting plan: living room, pantry, kitchen, and bathrooms (designed by Dev Arc).
    - Specialty fixtures sourced through Tina Jones, City Lights SF - including Vault "Octavia" downlights and WAC adjustable downlights for sloped-ceiling areas.
    - Updated electrical wiring and fixture rough-in throughout remodeled areas.
- HVAC
    - HVAC work performed by Anthony at Absolute Air (Pleasant Hill).
- Insulation
    - Closed-cell spray foam insulation in primary bedroom and kitchen areas - installed by Troy Clark, Golden Leaf Energy.
- Doors & Millwork
    - New TruStile interior doors throughout - supplied by Earl Mercier, Dolan Lumber.
    - Custom framing modifications, including new primary bathroom door opening - RK2 Construction.
- Fireplace
    - Fireplace upgrade by Matt Hoover, East Bay Fireplace & BBQ — new fireplace insert with fan and remote control (Majestic-class unit installed early 2022).
- Audio / Visual
    - Architectural speaker layout designed and integrated into ceilings (Dev Arc).
- Structural & Carpentry Details
    - Exposed wood beam design and detailing in living/kitchen area.
    - Steel/Portella entry door package evaluated and specified (via Rob Beckstrom, Associated Building Supply).

Project Team & Vendor Directory

- Architect: Adam Franch — Dev Arc
- General Contractor: Rob Kern — RK2 Construction (RK2 CON INC)
- Project Manager: Thomas Spirgi — RK2 Construction
- Cabinetry (kitchen, bath, bar): David Lin — Sincere Home Decor (Omega cabinets)
- Stone supplier: Granite Trading Corporation, San Leandro
- Countertop fabrication & installation: Lawrence — Straightline Countertops
- Tile design & specification: Randy Madison — Second Generation Tile
- Tile supply (additional): Ryan Woods — The Tile Shop
- Interior doors (TruStile): Earl Mercier — Dolan Lumber
- Steel doors (consult): Rob Beckstrom — Associated Building Supply (Portella)
- Specialty lighting fixtures: Tina Jones — City Lights SF
- HVAC: Anthony — Absolute Air (925-228-8490)
- Spray foam insulation: Troy Clark — Golden Leaf Energy
- Fireplace: Matt Hoover — East Bay Fireplace & BBQ
- Appliances: Caesar Zaldivar / Bill Poate — Friedman's Appliance
- Appliance installation: Sylvia Santos — R&S Installations
- Custom pantry & closets: Paige Fields — Inspired Closets Bay Area
- Permit jurisdiction: Contra Costa County DCD & City of Lafayette (Permit BIAL21-009959)