

4254 Ampudia Street — Remodel Scope and Upgrade List

Property: 4254 Ampudia Street, San Diego, CA 92103

Prepared for: Rubicon Realty

Document status: Working draft based on available project records. Final materials, quantities, brands, and installation details should be confirmed against invoices and project photographs.

Project overview

4254 Ampudia Street received a broad general remodel intended to modernize the home, improve its layout and functionality, and deliver a cohesive interior and exterior finish package. Work included demolition, selective framing and carpentry, plumbing and electrical updates, drywall repair and replacement, kitchen and bathroom remodeling, new interior finishes, and exterior improvements.

Detailed remodel scope

1. Planning, layout, and finish selections

- Developed an updated interior layout to improve room configuration, circulation, door locations, window openings, and overall functionality.
- Prepared a lighting layout for recessed lighting, decorative fixtures, pendants, sconces, and ceiling fixtures.
- Developed a coordinated finish palette for flooring, cabinetry, cabinet hardware, countertops, tile, paint, plumbing fixtures, appliances, doors, vanities, mirrors, and accessories.
- Coordinated the construction sequence, material purchasing, and installation schedule across the different trades.

2. Demolition and preparation

- Removed existing flooring and selected wall and ceiling finishes throughout the areas being remodeled.
- Removed the existing kitchen cabinets, countertops, backsplash, sink, fixtures, and appliances.
- Removed existing bathroom tile, vanities, mirrors, plumbing fixtures, accessories, and selected tub or shower components.
- Removed selected interior and exterior doors and windows scheduled for replacement.
- Opened selected walls and ceilings as needed for framing, plumbing, electrical, and mechanical work.
- Removed damaged or deteriorated materials discovered during demolition.
- Hauled construction debris and maintained the property during the remodel.

3. Framing and carpentry

- Modified selected interior walls, door openings, and window openings to accommodate the updated layout.
- Completed localized framing repairs and reinforcement where existing conditions required correction.
- Repaired or reinforced selected floor framing and corrected uneven floor areas where needed.
- Completed foundation repairs as directed by Trent Burdino, Civil Engineer.
- Installed framing, blocking, backing, and structural hardware required for walls, windows, doors, cabinets, bathroom accessories, and finish installations.
- Installed or repaired exterior wall sheathing in areas opened during construction.
- Completed carpentry associated with the garage, deck, stairs, and exterior improvements where applicable.
- **Installed new deck and exterior folding doors.**
- **Replaced all interior and exterior doors**

4. Plumbing updates

- Modified hot- and cold-water supply lines to serve the remodeled kitchen and bathrooms.
- Relocated or adjusted drain and vent connections where required by the new fixture layout.
- Evaluated existing drain lines and repaired or replaced accessible deteriorated sections as needed.
- Updated kitchen plumbing connections for the sink, faucet, dishwasher, refrigerator, and disposal where applicable.

- Updated bathroom plumbing connections for sinks, faucets, toilets, tubs, showers, and shower valves.
- Installed new finish plumbing fixtures throughout the remodeled areas.
- Adjusted water-heater connections and laundry plumbing to create dedicated laundry closet and improve functional layout.

5. Electrical and lighting updates

- Modified electrical wiring to accommodate the new room, kitchen, bathroom, and lighting layouts.
- Added or relocated switches, receptacles, and junction boxes throughout remodeled areas.
- Installed recessed lighting and decorative light fixtures in selected interior areas.
- Installed new switches, receptacles, dimmers, cover plates, and related finish devices.
- Added or updated bathroom lighting, vanity lighting, kitchen task lighting, and exterior lighting.
- Repaired and organized exposed electrical components encountered during the remodel.

6. Heating, ventilation, and comfort improvements

- Reviewed the existing heating and ventilation layout in connection with the remodeled floor plan.
- Adjusted supply registers, return-air locations, duct connections, and ventilation components where needed.
- Coordinated bathroom exhaust ventilation and kitchen exhaust connections.
- **Installed new heat pump Air Conditioning system with condenser unit.**
- Added insulation in accessible wall, ceiling, attic, floor, or duct areas where needed and practical.

7. Drywall and wall finishes

- Installed new drywall in areas opened for demolition, framing, plumbing, electrical, or mechanical work.
- Patched and repaired damaged wall and ceiling surfaces throughout the remodeled areas.
- Taped, floated, and textured new and repaired drywall to blend with adjacent surfaces.
- Primed repaired and newly installed wall and ceiling surfaces in preparation for paint.
- Caulked gaps at trim, windows, doors, tubs, showers, and other finish transitions.

8. Kitchen remodel

- Removed the existing kitchen and prepared the space for a new layout and finish package.
- Installed new kitchen cabinetry and cabinet hardware.
- Installed new countertops and finished exposed countertop edges.
- Installed a new kitchen backsplash.
- Installed a new sink, faucet, and related plumbing connections.
- Installed or connected the range, hood, refrigerator, dishwasher, and disposal where included.
- Added or updated appliance connections, countertop receptacles, task lighting, decorative lighting, and general kitchen lighting.
- Completed cabinet trim, fillers, panels, toe kicks, caulking, and finish touch-ups.

9. Bathroom remodels

- Removed existing bathroom finishes and fixtures in the remodeled bathrooms.
- Prepared and waterproofed wet areas for new tile and shower finishes.

- Installed new shower-wall tile, shower-floor tile, bathroom-floor tile, and related edge trim.
- Built or finished shower niches and other tiled details where included in the design.
- Installed new vanities, vanity tops, sinks, faucets, mirrors, and vanity lighting.
- Installed new toilets, tubs or shower bases, shower valves, shower trim, and related plumbing fixtures.
- Installed shower glass or prepared finished openings for glass installation.
- Installed towel bars, toilet-paper holders, robe hooks, and other bathroom accessories.
- Completed grout, sealant, caulking, paint, and finish touch-ups.

10. Flooring, doors, trim, and interior finishes

- Prepared and leveled subfloor areas as needed before installation of new finished flooring.
- Installed new finished flooring throughout selected living areas, bedrooms, hallways, kitchen, and other remodeled spaces.
- Installed tile flooring in bathrooms and other designated areas.
- Installed or refinished interior doors and installed new door hardware where included.
- Installed new baseboards and door and window casing in remodeled areas.
- Installed closet shelving, closet rods, and organizers where included.
- Completed finish carpentry, caulking, nail-hole filling, and paint touch-ups.

11. Interior painting

- Prepared walls, ceilings, doors, and trim by patching, sanding, and caulking as needed.
- Primed new drywall, repaired surfaces, stains, and other areas requiring additional preparation.
- Painted interior walls and ceilings throughout the remodeled areas.
- Painted interior doors, baseboards, casings, and other trim surfaces where included.
- Completed final paint touch-ups after fixture and finish installation.

12. Roof and exterior envelope

- Replaced pitched and flat roofing system.
- Installed roofing insulation throughout.
- Replaced termite wood damage as necessary and provide termite clearance.
- Repaired flashing and waterproofed selected roof, wall, window, door, and exterior penetrations.
- Repaired or replaced selected exterior siding or stucco, including work at the front elevation.
- Patched exterior surfaces disturbed by window, door, framing, or utility work.
- Sealed exterior joints and penetrations to improve weather resistance.
- Repaired or replaced fascia, trim, gutters, and downspouts where included in the final scope.

13. Windows and exterior doors

- Removed selected existing windows and prepared the openings for replacement units.
- Installed new or replacement windows at selected locations.
- Installed flashing, sealant, trim, and finish repairs around replaced windows.
- Replaced or refinished the front entry door and installed new entry hardware where included.
- Repaired or replaced selected exterior doors and associated hardware.

14. Garage, deck, stairs, and exterior carpentry

- Completed selected repairs and framing improvements at the garage area.
- Repaired or replaced the garage door and related hardware where included.
- Completed selected footing, framing, and carpentry work associated with the garage, deck, or stairs.
- Installed or replaced deck boards, stair components, railings, blocking, and exterior hardware where included.
- Installed new roof elements on garage.
- Repaired exterior wood components and prepared finished surfaces for paint or stain.

15. Exterior paint and site improvements

- Prepared exterior walls, siding, stucco, trim, fascia, doors, and other painted surfaces.
- Painted selected exterior body, trim, fascia, doors, and repaired surfaces.
- Repaired or replaced selected concrete at walkways, driveway, patio, or exterior service areas where needed.
- Improved localized grading and drainage around the property where needed.
- Completed selected landscaping, planting, mulch, turf, hardscape, or general yard cleanup.
- Repaired or replaced selected fencing, gates, and exterior hardware.
- Installed or updated selected exterior light fixtures and receptacles.

16. Appliances, fixtures, and final completion work

- Installed and connected the selected kitchen appliance package.
- Installed lighting, plumbing fixtures, mirrors, bathroom accessories, door hardware, and other finish items.
- Adjusted doors, drawers, hardware, plumbing fixtures, switches, outlets, and appliances for proper operation.
- Completed final caulking, grout touch-up, drywall repair, paint touch-up, and finish corrections.
- Removed construction debris and completed interior and exterior cleaning.
- Completed a final walkthrough and corrected remaining cosmetic or operational items identified during closeout.

Condensed upgrade list

- Broad interior and exterior remodel with an updated layout and coordinated finish package.
- Selective wall, door, and window reconfiguration with associated framing and carpentry.
- Foundation repairs completed as directed by Trent Burdino, Civil Engineer.
- Updated plumbing serving the remodeled kitchen and bathrooms.
- Updated electrical wiring, receptacles, switches, dedicated appliance connections, and lighting.
- Drywall replacement and repair with new texture, primer, and paint in remodeled areas.
- Remodeled kitchen with new cabinetry, hardware, countertops, backsplash, sink, faucet, lighting, and appliances.
- Remodeled bathrooms with new waterproofing, tile, vanities, fixtures, mirrors, lighting, accessories, and shower finishes.
- New flooring, interior doors and hardware, baseboards, casings, and closet components in selected areas.
- Interior and exterior painting with related surface preparation and repairs.
- Roof, flashing, waterproofing, siding/stucco, window, and exterior-door improvements.
- Garage, deck, stair, concrete, drainage, landscaping, fencing, and exterior-lighting improvements where included.
- Final fixture installation, finish corrections, cleanup, and walkthrough.