

SUMMARY OF UPGRADES at 15435 Sutton St. Sherman Oaks CA 91403

1. ROOF: Replaced the entire roof on the house and the pool house w/the latest energy-efficient “cool” roof.
2. GUTTERS: Replaced all gutters on the house and the pool house, and covered them with new gutter screens.
3. ASBESTOS: Removed all asbestos from both attic and crawl space.
4. DUCTWORK & INSULATION: Installed new ducts throughout the attic and walls, and replaced insulation in attic and crawl space.
5. HVAC: Installed an energy-efficient dual-control HVAC system and placed the compressor “out-of-sight” (onto the back roof.) Recently added a new HVAC UV-light that kills bacteria in the air that it releases. Placed a separate cooling fan into the attic, which turns on automatically during a heat wave and cools down the roof, thereby decreasing the need for constant use of upstairs A/C.
6. WATER HEATER: Installed new 50-gallon water heater in 2021; had it bolted down according to earthquake guidelines.
7. EARTHQUAKE: Full earthquake-safety home upgrade: including bolting the house to the foundation; and installing a safety-valve that will automatically shut off the gas in case of an earthquake.
8. PLUMBING: Replaced a significant portion of the plumbing, throughout the house and the garage, w/copper pipes.
9. SEWER LINE: Replaced the sewer line underneath the house, running from the back of the house out to the street; installing a special sleeve inside the pipes that deters tree roots from entering.
10. ELECTRICAL: Updated much of the electrical wiring in the house, pool house, and garage; bringing outlets up to code.
11. ADT ALARM: Upgraded and increased alarm coverage inside of house, including doors and windows.
12. POOL HOUSE: Rebuilt the pool house walls, and the back area that protects the equipment from the elements.
13. POOL EQUIPMENT: Replaced all pool equipment with new energy-efficient heater, pump and filter.
14. GAS LINES: Replaced gas line behind the pool house that feeds the pool heater; and replaced the gas line that feeds the fireplace.
15. FENCES: Installed a new redwood fence all around the back and both sides of the property; replaced most of the gates.
16. FIREPLACE: Converted wood-burning fireplace into a gas fireplace; replaced the gas line outside.
17. CHIMNEY: Installed a new upgraded chimney rain cap and replaced the flue.
18. SPRINKLERS: Replaced sprinkler system throughout, including installing drip-irrigation in much of the back garden for water conservation; installed new Irritrol Sprinkler Timer, as well as new Rain Bird sensor to automatically shut off sprinklers in case of rain.
19. LANDSCAPING: Large-scale re-design of back and front garden.
20. MAGNOLIA TREES: Have used trained arborists to maintain the health of the large magnolia trees growing along sidewalk (in the absence of L.A. services) through prudently-timed pruning and feeding; thereby cutting down the chance of branches or trees falling during Santa Ana winds.
21. GARAGE: Installed new garage door; installed new flooring; insulated all the walls to keep interior temperature of the garage balanced; installed storage cabinets along the walls.
22. APPLIANCES: New Bosch 800 series silent dishwasher; Cafe Series GE cooking range and oven; Whirlpool French door refrigerator/freezer; new Samsung washing machine and LG dryer.
23. PAINTING: Entire exterior of house and pool house were painted in 2022.