

## **What needs to be completed and/or replaced.**

It has been over a year and a half since I have seen the house. My in-laws were using the house up until approximately 6 months ago while they were building their house. To the best of my recollection and what I was told by my in-laws, the following lists the main items that you should know about. We had estimated that the total completion costs would be between \$10,000 to \$20,000 depending on how much of the work we did ourselves. The house should be inspected by you, and if necessary, a qualified builder, so you can decide for yourself exactly what needs to be done and the subsequent costs.

### **The new master bedroom, its closet and private bath.**

All three of these rooms need to be Sheetrocked. The bathroom does have water pipes installed but all of the fixtures need to be purchased and installed. There are two sliders off of the bedroom. One of them was shipped wrong (it opened from the wrong side) and was used in the gym. This slider needs to be purchased and installed.

The electric and phone connections are complete.

### **The Gym**

The gym has been framed and the windows installed. It needs to be wired, phone wires installed (optional) and Sheetrocked. This was the latest room added to the house, as such it needs the most work.

The Gym opens up to a large, covered porch enclosed on three sides (only the beach side is open).

### **Stairs to the Beach**

The concrete columns have been installed and the best seawall in Baja completed, guaranteeing a solid foundation for the designed stairs and decks. We were going to add small decks at different levels along the stairs, as well as a shower and kitchen sink at the first landing as a place to rinse off after coming from the beach and to clean any fish or shellfish.

### **Patch or Re-shingle the roof (original house)**

After we left Baja, a leak developed in the roof. It is over the right bedroom (looking from the road) While I have not seen the leak, I have been told that it is minor and looks to have been caused by something poking a hole in the roof (we did quite a bit of construction up there).

### **Repair water-damage in the Living Room**

The above mentioned leak caused some water damage in the living room. I have not seen it but have been told that a small portion of the ceiling needs to be sanded and painted.

### **Garage Doors**

The garage doors were installed 5 years ago. There is a second, high-end set stored in the garage that could be installed. In any case, the garage doors (either set) need to have the springs and the last portion of the railing installed.

### **\$5000 Front Door Installed**

We purchased a beautiful new front door that sits covered in the front yard. This could be installed but will require alterations to accommodate the door. (This door was my wife's idea, NOT MINE).

**Paint Job**

The entire outside of the house needs a good paint job on all of the trim, railings and wood areas.

**Roof on the 8' x 8' Generator Shed**

The generator shed needs to have the roof installed. The shed was designed like a natural muffler and in order to be used as such, needs an inner wall with rigid insulation and a small pit where the exhaust would exit the generator(s).

**Cabinets in the original upstairs bath**

While we used the cabinets for years, the sink could use a new cabinet.

**Carpeting in the original upstairs**

We were going to replace all of the upstairs carpets in the original house.

**Flooring in the new addition**

The entire upstairs and the downstairs hallway require the purchase and installation of new flooring. The offices are finished with high-end ceramic tile.

**Landscaping**

We did no landscaping at all on the house. It was going to be our final item. There is a complete gray water system installed in the house specifically to provide water for plants.

**Fountain Jacuzzi and Shower**

The home was designed to have a fountain in the middle of the courtyard. The water, electricity (for a pump) and drain are installed and ready for a fountain to be built or purchased. Both Hot and Cold water is currently available outside the house for an outside shower and jacuzzi, if desired.

**Outside Kitchen**

Propane, hot and cold water and 4 beautiful arches are installed and ready to accommodate an outside dream kitchen. Once again optional, but nice to know it is available.

**Upstairs Closets**

We were going to install folding doors in both upstairs bedroom closets. Additionally, we were going to replace the clothes racks with more modern units. Both closets are room width.

Further Information on the House:

- [Complete House Description](#)
- [The Land, The Lease, The Investment](#)
- [House Floor Plan](#)