

Property Features Renovations

Pinnacle Peak Country Club | 8228 E. Candelaria Drive | North Scottsdale

Pitch Roof Scope of Work of entire house and ramada:

- Lift all tiles from roof
- Remove all laminate
- Install polyglass SAP cap and base sheeting
- New hip and ridge boards
- Install all new flashing
- Re-install new Pinto sandcast 2pc tiles with mudset
- 8yr transferable warranty (starting Feb 2010)



Flat Roof Areas:

- Foam & coating: LaPolla roof system completed
- Install new membrane on all parapets
- Reseal all scuppers, pipes, vents with elastomeric rubber roof cement
- All flat roof areas stripped and plywood replaced
- 10 year warranty against leaks, (transferable) Start May 2015



Exterior Paint:

- Preparation and paint of all roof walls, fireplaces, parapets house walls
- Preparation and stripping and restaining of all exterior wood areas on house and ramada



Windows and Doors:

- Remove and replace all exterior windows with Pella double and triple pane windows
- Remove and replace all exterior sliding doors with Pella triple pane sliders with hideaway screens
- Remove and replace side entry and service entry doors with Pella doors
- Remove and replace front and rear entry doors with Landmark Iron door design systems
- Remove and replace garage door with Dynasty Iron door, insulated metal ornate door, new ¾ hp. opener and tracking



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Plumbing:

- Remove and replace all plumbing fixtures, taps, toilets, new master suite Jacuzzi tub, shower taps
- New 3 x 50 gallon hot water tanks
- Replace all shut off valves in house with new
- New water softener

Electrical:

- All new light switches, pot lighting, surface mounted lighting, ceiling fans, and bathroom fans inside and out
- All new exterior house lighting gazebo fan/light and landscape lighting
- Heat and A/C units serviced along with air ducts, dryers vents all scrubbed and cleaned
- Air ducts and registers cleaned, condensate and cabinets resealed for leakage
- New heat and A/C wall thermostats

Flooring:

- All existing satio tile stripped and resealed inside and outside
- All new carpeting and underlamine in all carpeted areas
- Master bath shower/tub and second and third bathroom flooring removed tiles and replaced

Countertops:

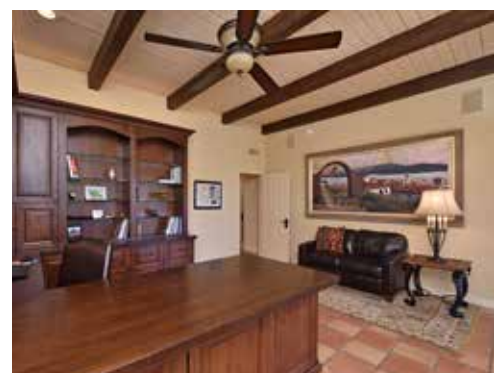
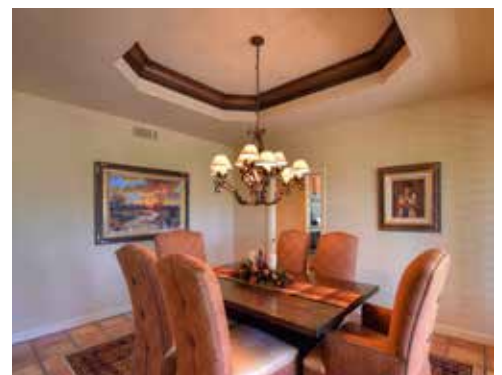
- New master bathroom marble countertops

Office:

- New distressed Alder wood desk and cabinetry
- Custom hand forged knobs

Kitchen:

- New Thermador double ovens
- New microwave



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Hardware:

- All hinges, door handles, clasps all newly replaced

Security System:

- New Safeguard security system installed

Interior Paint:

- Prep and prime and paint all interior walls, doors, ceilings
- Prep, strip, and stain all interior wood roof beams
- Prep and epoxy all workshop and storage area floors

Exterior gates and Railings:

- All new installed Landmark Iron railings, and gate systems

Exterior Fountain and Irrigation:

- New pump and lines and electrical installed in exterior fountain
- All irrigation system redone throughout yard

Audio:

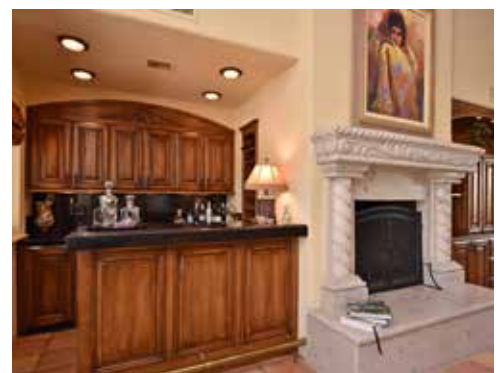
- New audio system installed
- New Samsung 64" Plasma 3D Smart TV
- New Samsung Blu-Ray DVD player
- Surge protector and Elite 15 Power Conditioner
- Smart remote
- Exterior speaker system

Bar:

- New Scotsman ice machine

Fireplaces:

- All fireplaces cleaned and propane igniters replaced



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Spool:

- New multi -color light in spool
- New spa pump
- New spa filter system

Window Covers:

- Solar shades in garage
- Window film on front door glass and garage door glass

