

Full Disclosure 826 Knob Hill Avenue, Redondo Beach, CA 90277

From Gold Medallion 1964 to Platinum 2017

The following is a list of work done at 826 Knob Hill Avenue, Redondo Beach California.

After the passing of my mother December 19th, 2016 I returned to the family home I grew up in starting at its original construction in 1963. I helped my father and observed most all the transformations over the decade. This provided me with an understanding of what the intentions were, including future improvements as well as what the construction and fiber of the home and property are. I feel it vitally important to pass the legacy of the home along as well as pass it along as a solid part of the Redondo Beach community and town.

The following is listed in no specific order.

1. removed and replaced damaged wood caused by termites, decay and years of exposure. This accounted for replacement of the fascia boards across the back of the house, and patch and repairs of same around the house. Also a couple areas under the eaves were replaced due to no structural damage that needed proper repair prior to painting
2. All wood trim was power washed, primed and painted
3. All exterior stucco was repaired (most repairs were caused by running new gas lines and HVAC upgrade)
4. Stucco was power washed, peeped and painted.
5. All paint is Benjamin Moore
6. The electrical panel was safety restored, which included restored busbars, removal of rust and debris from box, prep and painting of panel box 100% replacement of circuit brackets
7. Electrical ceiling heat was disconnected at both ceiling and connection points as well as electrical panel
8. New electrical service was run to attic for 2 new furnaces as well as to 2 new AC units install on new rebar reinforced pad.
9. All exterior doors had new doorknobs and deadbolts installed
10. Front door was replaced with new front door
11. Tile was installed from sidewalk to front entry area, along eastern access way, patio and backyard walkways.
12. Concrete block walls were stucco and painted to match house
13. Exterior planter sprinklers were updated and changed to drip system.
14. Exterior lawn sprinkler were repairs and serviced.
15. 2 new watering timing systems were installed on exterior of garage and western access way wall
16. All planters were replanted and pots added
17. All electrical switches were replaced with new switches
18. All electrical plugs were replaced with new plugs.
19. GFI plugs were installed in kitchen and both bathrooms

20. Old ceiling can lights were removed and replaced with LED lights. Also all lighting was replaced with new lighting fixtures or LED lights in ceiling
21. Pony wall was removed between the kitchen and dining room areas
22. Dropped soffits and upper cabinets in kitchen were removed and new cabinets installed
23. Dropped ceiling in hallway and old abandon galvanized pipe was removed.
24. New lower kitchen cabinets were installed in kitchen
25. New dishwasher, range, refrigerator, microwave/range hood, garbage disposal, sink, faucets, granite countertops installed
26. All interior walls and trim were prepped, pitched and painted.
27. All interior doors replaced including door knobs
28. 2 upstairs closet doors were replaced
29. Downstairs room rear opening was closed and closet with new doors was installed
30. Bathroom vanity and sinks and faucets were replaced both upstairs and downstairs
31. New tile floors installed in both bathrooms
32. New wood floors installed downstairs after grinding and floating concrete slabs. Floor was layer with proper waterproofing, etc.
33. Both fire places were retiled and new hand hewn mantels installed
34. Both fireplaces were upgraded with pilotless remote control gas logs
35. The home had new gas service installed from the street.
36. The house now has, 2 gas fireplaces, 2 gas furnaces, gas connection for dryer, tankless gas water heater, gas oven and cooktop,
37. Air conditioning was added, as was full new ducting throw out the house
38. Upstairs bathroom had new subway tile installed to new brown coat service and tub was reglazed and converted from one sink to 2 sinks
39. Downstairs shower had 3 new valves installed for one shower head, one handheld shower and one rain shower. The shower was hot moped sealed, waterproofed and new brown coat install prior to new tile.
40. A in shower-heated mirror installed above a new in shower sink.
41. Heat lights and separate fans were combined to a new exterior vented light/fan unit
42. New frameless shower doors installed in downstairs shower
43. New carpeting was installed in all upstairs rooms (except bathroom)
44. New carpeting installed on stairs
45. Stained woodwork/trim painted
46. New toilets installed in both bathrooms, and garage bathroom
47. Textured popcorn ceilings were removed and repaired
48. Flat roof over back room was replaced with new roof
49. Tile roof was power washed
50. Vanity area in master bedroom was removed and door relocated
51. Bar area was painted and new garnet countertop installed, with new bar sink and faucet
52. New crown molding downstairs and upper hallway
53. New baseboards thru out the house
54. New propane Barbecue
55. No work aside from new toilet and painting of garage bathroom was done.
56. 2 new vinyl gates were installed. One in ally garage storage area and one on west side access closest to back yard
57. All other vinyl gates and fencing was installed just prior to my mothers passing.

58. New garage doors were installed in recent year by my mother.

Overview

While I am not a contractor I have remodeled many homes and have extensive experience and knowledge in the construction areas. I remained in the home during all work as made sure that all trades were following proper practices. The contractors are responsible for permits, inspections and to follow all laws, standards and regulations. My being on site allowed me to see that work was being done as contracted. In many areas a much higher grade materials and methods were used. I felt it important that the new family was moving into the best that could be provided. In short I did it as if I was don't it for my family.

It has been my desire that my efforts leave Redondo Beach with a home it can be proud to be part of its high standards. I hope and will Donny best to see the house filled with a great family that I wish the same great opportunities and memories our family has.

While nothing can be 100% I strongly feel I've come close.

May all future families and generations enjoy the home and great town of Redondo Beach.

As a foot note I have offered to donate netting products to the Redondo Beach School system. Prior to my departure back to Connecticut I will be proving some to the High School fields. I will continue to support the Alta Vista park and Ball fields as well as the schools. Our youth grows up to be our future. I hope I meet up with being proof of that. I hope to continue to add to making Redondo Beach a great place to live, learn and work. While I may no longer live in Redondo Beach, I will always be from Redondo Beach and find great pride in that fact.