

4037 Via Pima, Palos Verdes Estates

Upgrades

- 2102 New 200A Electrical Service, Mast and 60A Subpanel in garage
- 2012 New Tile Roof and Install 6" round rain gutters
- 2012 New Steel Insulated Garage Door and new gear drive door opener
- 2013 New Milgard Dual Pane Casement Windows (All)
- 2013 Complete new Front Yard Landscape and sprinklers
- 2014 New perimeter redwood fence and new gates (all sides)
- 2016 New Flagstone Patio and Pergola
- 2016 New Rear and Side yard landscaping
- 2016 New Furnace
- 2016 New Front Dutch Door
- 2017 New Hot Water Heater
- 2017 New Recessed Can Lights in Living Room and Eating Area
- 2017 Interior Painting
- 2017 Remodel entire Kitchen. New everything
- 2017 New Insulation in Ceiling, Floor and Kitchen
- 2019 Remodel 2nd Bathroom and Laundry room. New everything. Add insulation
- 2020 Remodel Main Bathroom. New everything. Add insulation
- 2021 New exterior paint

Repairs in response to Ferguson Prelisting Inspection (October 2020)

- Installed Chimney "c" clamp damper locks (all 3 chimneys)
- Cleaned Chimneys
- Provided access to main gas shut off valve
- Removed debris from under house
- Re-attached under house insulation
- Installed new crawl space concrete entry
- Addressed/fixd stucco cracks during exterior painting
- Replaced broken bricks at back French Doors
- Replaced all Foundation Vents
- Organized/Cleaned up and labeled Electrical Service Panel
- Installed GFCI Breakers and Outlets at every spot in Garage
- Serviced and adjusted Garage Door Opener and Garage Door. New Springs and Cables
- Repaired damaged wood on Garage "Man" Door. Installed new door insulation door sweep

- Cleaned and Painted Laundry Room Door Threshold
- Installed knobs/pulls on main bath vanities
- Re-silicone/caulked leaky spot on shower
- Fixed ceiling cracks in Hall and Painted
- Replaced Air Return Filter
- Installed Hot Water Heater Thermal Expansion Tank
- Installed Hot Water Heater Pressure Valve Drain to under house
- Installed Gas Line Sediment Trap
- Installed new smoke detectors
- Installed new Carbon Monoxide detectors
- Installed door stops on where necessary
- Tree trimmed to protect electrical lines