209 41st St, Manhattan Beach, CA, 90266

Maintenance and Improvements

**Overhead Power Lines**

* We have paid the city in full for the undergrounding of the electrical and internet wires.

**Conveyances**

* TV
* Washer, dryer, all kitchen appliances

**Known issue**

* AC/Heater system (heat pump) non-functional

 **2025**

* June
	+ Replaced 3rd floor CO/Smoke detector and three 2nd floor smoke detectors
		- All four have a 10 year battery
	+ House power washed
	+ Garage painted

**2024**

* July
	+ Garage floor epoxy applied
	+ 2nd and 3rd floor decks redone by waterproofing company
* June
	+ New roof installed

**2023**

* August
	+ Painted 3rd floor, 2nd floor bedrooms
* July
	+ House tented for termites

**2022**

* November
	+ Resanded and stained 2nd and 3rd floor hard wood floors
* October
	+ Installed carpeting in three bedrooms
	+ New Hunter Douglas shades installed throughout the house
* September
	+ House painted using TNEMEC paint (very long lasting)
* August
	+ Electrical lines sunk, replaced outdoor circuit breaker box
	+ Replaced four valves around water heater, which were corroded, added expansion tank

**2018**

* August
	+ Replaced garage door opener on Western side of house
	+ Replaced logic boards and fan in refrigerator
	+ Replaced power board in dishwasher
	+ Replaced oven
	+ Replaced 12 electrical outlets
* May
	+ Replaced water heater

**2017**

* July
	+ Subterranean termite treatment
	+ Replaced sprinkler flow switch, on the outside of the house

**2016**

* Replaced chimney cap, storm collar, and chase cover with stainless steel

**2015**

* Replaced garbage disposal