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