

February 19, 2025

List of improvements

55 Cayuse Lane

Rancho Palos Verdes, CA 90275

2024-2025

- Throughout the entire house
 - Sanded and painted cabinets, upgraded pulls and hinges (kitchen, bathrooms, laundry room)
 - Upgraded most lighting fixtures with updated energy-efficient fixtures
 - Painted entire interior (colors: Bit-of-Sugar white trim and ceilings, Swiss Coffee walls, Cottage White for kitchen and guest bathroom cabinets, Swiss Coffee for other cabinets)
 - Upgraded most plumbing fixtures
 - Upgraded all wall light switches with new touch-switch white ones (switch to front outdoor lights upgraded to electronic celestial timer in 2012)
 - Upgraded all wall electrical plugs with new white ones
 - New door hardware throughout
 - Carpets cleaned
 - Installed new window screens (most windows) for clarity of view
 - Refurbished cement slab in front of study
 - On living- and dining-room tilt-and-turn windows, child safety locks refurbished
- Kitchen
 - New upgraded stovetop
 - New upgraded vent hood
 - Installed decorative tiles behind stovetop and on counter
 - Created recessed ceiling in center of main kitchen area with artistic LED light fixture

- Bathrooms
 - New ceiling heaters and exhaust fans in most bathrooms
 - New principle-suite toilet and sinks
 - Upgraded mirror in guest bathroom
 - New water seal beneath guest bathroom toilet
 - House exterior
 - New paint throughout (colors: Perfect Taupe stucco, Bit-of-Sugar white trim and doors, Cracked Pepper accents)
 - New door hardware on front door, garage pedestrian door, and door to study
 - New succulent garden in front and decomposed-granite walkway area
 - New mailbox and nearby plantings
 - New spa cover
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2023

- Rebuilt and refurbished rear balcony, deck, and side stairs (color: Cracked Pepper solid stain).
- Complete termite inspection and remediation
- Deck, balcony, and stairs refurbishment work and termite work includes 2-year warranty, transferable to new owners. Work done by:
 - Vital Signs Pest Control, 1645 W.Sepulveda Blvd Suite 3, Torrance, CA 90501
 - Phone (310) 326-6939. URL www.vitalsignspestcontrol.com
 - Work completed 10/4/2023.
- New property drains installed along NW side of property (at top and bottom of cement walkway ramp)
- New upgraded hot water heater installed

2020-2022

- Removed wood fence between 53 and 55 Cayuse
- New upgraded garage door opener installed

2015-2019

- Inspection of copper pipes under house; replacement of pipes that showed impending signs of wear with new copper piping.

2010-2014

- Created new cutouts in wall between dining room and kitchen to complete a full 180 degree view from top floor
- New garbage disposal installed

2006

- All sliding and picture windows replaced with dual paned energy-efficient windows.
- Both sliding glass doors replaced with dual paned energy-efficient sliders
- New upgraded French door installed leading outside from bedroom level in front of house

Landscaping work prior to 2024

- In back yard, opened up walking path extending beyond flat area to private treed area
- New planters installed along side patio and back patio
- Removed ficus tree hedges along front slope, and side of spa, to open up view
- Regularly trimmed large trees and palm trees throughout the 1.2 acre property.