

Remodel of 323 S. Broadway, Unit 4, Redondo Beach (7/2020 thru 3/2021)

Installed NEW:

- \*Baseboard moulding
- \*Crown moulding
- \*Recessed LED lighting, including many on dimmers
- \*Built-in cabinet storage with bookcase shelving in LR
- \*Built-in cabinet storage under stairs
- \*Pendant ribbed glass lighting fixture in DR area
- \*(2) Under counter lighting fixtures in Kitchen with 3 different coloration settings
- \*Neutral paint color scheme for Walls, Ceiling, Mouldings throughout condo. Repainted interior and exterior of entry doors, and exterior to HOA prescribed colors.
- \*(2) Ceiling Fans in both Bedrooms with 6 speeds w/ remote
- \*Ceiling Light Fixture and Wall Sconce in upstairs hallway
- \*Siemens' Electrical Panel
- \*Rheem' Hot Water Heater with pan
  - includes new shut off switch
  - installed overflow valve/pipe
- \*LG' All-in-one Electric Washer/Ventless Dryer combination (Wifi enabled)
- \*Storage shelves in Laundry area
- \*Barn Door' with Mirror for Laundry area
- \*Decorative Multi color Electric Fireplace with Heating element
- \*(4) Hard-wired Smoke Detectors in Unit: (2) with Carbon Monoxide Detectors, (2) Regular Smoke Detectors
- \*(3) Remote temperature-controlled Wall Heaters for LR, and 2 Bedrooms
- \*Mirrors Over Vanity for Downstairs Bath, Ensuite Bath, Upstairs Guest Bath
- \*Downstairs Bath: Custom Venetian Plaster Wall Painting Effect
- \*(2)'Minka Kovacs' Swing-arm Lamps with 2 settings in Ensuite
- \*Built-in Desk with Drawers in Ensuite
- \*Hard wired Mirror with 3 Light Coloration over Desk in Ensuite
- \*(2) Custom Glass Railings from Garage to 1st floor, and from 1st floor to 2nd floor.
- \*Custom Glass shelves (or have original Wood shelves) for LR Bookcases
- \*Rebuilt 2 Staircases: from Garage to 1st level; from 1st level to 2nd level.
- \*Provenza' Ribbed, Realistic Wood Texture Plank Vinyl Waterproof Luxury flooring throughout with underlayment pad attached for sound absorption
- \*Schlage' Lever-type door hardware throughout and for Entry Doors

\*\*\*\*\*Notes regarding insulation:

In opening the walls and ceilings, there was VERY THIN WALL insulation between neighbors. Oddly, there was NO insulation in the EXTERIOR WALLS. As for attic insulation, there was very little, and ONLY WALL insulation was found.

As described below, NEW WALL INSULATION (R-13) was installed that has sound and thermal properties. NEW ATTIC INSULATION (R-30) was installed in ceilings.

\*Insulation for Walls: West Kitchen wall; Ensuite all walls, East Bath wall; 3 walls Upstairs Guest Bath; LR: East wall; West wall Upstairs Hallway.

\*Insulation for Ceilings: Kitchen, Ensuite, and Upstairs Guest Bath

\*\*\*\*\*Also, Complex installed 2 coats of Uniflex Rubberized Silicone Roof coating 44-300, White, in 2021, which has heat reflecting properties.

## Plumbing:

Demolition of walls down to studs allowed for repiping. Contractors showed me many pipes deteriorated, some half congealed with sediment, many cracked (I have photos). Contractors felt repiping was done just "in the nick of time".....

### \*Repiped Condo:

- Hot and Cold Water Lines
- Ensuite Bath (2 sinks, toilet, tub)
- Upstairs Guest Bath (1 sink, toilet, shower)
- Downstairs Bath (1 sink, toilet)
- Kitchen (Refrigerator, sink, ice maker)
- New Water Heater hook-up
- Washer/Dryer (outlet and drain line)

## Electrical:

- \*Installed electric line for Washer/Dryer
  - \*Installed electric lines for Wall Heaters in LR, Ensuite, Guest Bedroom
  - \*Installed to Ceiling Fans
  - \*Installed to Ceiling Fan Systems in Ensuite and Upstairs Guest Bath
  - \*Provided dedicated lines for garbage disposal and dishwasher
  - \*Provided 2 dedicated lines for Kitchen countertop GFCI receptacles.
  - \*Provided dedicated electric line to Microwave Oven
  - \*Installed new dedicated line for cooktop/oven in new location
  - \*Replaced existing Zinsco Electrical Panel with new Siemens panel
  - \*Relocated existing switches and installed new and new GFCI in upstairs Bath
  - \*Installed Dedicated Electric Water Heater line
- For below, see invoice 11122020
- \*Installed multiple new LED "Warm Coloration" lighting fixtures
  - \*Installed multiple new SP switches
  - \*Relocated receptacle outlet for Fireplace Connection
  - \*Provided one dedicated line for smoke detectors

## Heat Sensors:

- \*Replaced all existing with most recent model of same.

## Kitchen:

Demolition of old cabinets, counters, flooring. Fabricated and installed new cabinets, new quartz countertops, new vinyl plank flooring. Rewired and installed new electrical panel. Relocated stove, and refrigerator, added plumbing for ice maker. New multi-switched recessed lighting. New under cabinet lighting with 3 different setting colorations

- \*Custom Quartz Countertops
- \*Stainless Steel appliances purchased 2020-2021
- 'Samsung' French Door Refrigerator w/Ice Maker
- 'Samsung' Dual Oven with Dual Convection Range and Conventional Oven
- 'Samsung' Sensor Cook Built-in Microwave with Hood and Convection capability
- 'G.E. Profile 18" Dishwasher
- \*Kraus' 'Farm' Sink
- \*'Hans Grohe' Single Lever Faucet with Sprayer
- \*'Insinkerator' Garbage Disposal with Counter Button
- \*'Hans Grohe' Sink Liquid dispenser

\*Cracked-look Subway backsplash and wall tile

#### Bathrooms:

\*3 Kohler Toilets for each Bath

\*3 Quartz countertops for each Bath

\*2 'American Standard' Shower Systems with Rainfall feature for Ensuite Bath and Upstairs Guest Bath

\*2 'Panasonic' Ceiling Fans in Ensuite Bath and Upstairs Guest Bath w/Heat, Light, Fan

\*'Hans Grohe' Bath Accessories in all Baths, including: Single Lever Faucets, Double Towel Racks, T. Paper Holder, Double Door Hooks, Towel Rings

\*Marble 'Crema Marfil' Wall Tile in Ensuite Bath and Upstairs Guest Bath

\*Custom "Floating" Cabinetry in each bath

\*Downstairs Bath: Demolition of vanity and flooring. Fabricated new sink cabinet with storage drawers and wall cabinet. New quartz countertop, new toilet, new recessed lighting. New custom Venetian plaster wall painting effect.

\*Ensuite Bath: Demolition of single vanity, flooring, original cast iron tub and toilet. Installed new fabricated double sinks vanity with storage drawers and custom quartz counter top.

- 'Delta' Soaking tub

- Double Curved Shower Curtain Rod

\*Upstairs Guest Bath: Demolition of old tiles from both walls and floor, Installation of new Shower, new marble shower wall and stone floor tiles, new custom glass shower enclosure with door, fabricated and installed new vanity with storage drawers.

#### Window Treatments:

'Norman' 3 1/2 " Wood Lore Plus Shutters for LR, Ensuite, Guest BR, Downstairs Bath.

'Norman' 2" Premium Grain Faux (Wood) Blinds for Kitchen, Upstairs Bath.

- Faux (Wood) best near water: won't warp or peel

- Wood Lore Plus: have soundproofing features, won't warp

New 'Bob Bruton' Window screens

#### Contractors:

BIDS, Brothers Interior Decorating Service-Contractor

Greg Chilecki

(714)315-6838

Krzysztof Zapala Electrical Company-Electrician

Chris Zapala

(818)317-7547

DHM Construction Inc.-Plumbing

Mateusz Szocik

(949)394-4938

Metro Fire Life Safety (now with InnerSec)-Updated Heat Sensors

Francisco Gonzalez

(714)788-3184

