

GOULD RENOVATION LIST

Interior

- Throughout

Repainted in work areas

New baseboards

New outlet/switch covers

New hardwood floors Ladsom Bramlett

New solid oak stair treads, custom-made

New stair railings

New door handle hardware

- Kitchen

New quartz countertops

New porcelain mosaic backsplash tile

New waterfall peninsula

Re-painted cabinetry

New light fixtures

New sink, faucets, and drains

High-powered garbage disposal (InSinkErator Badger 5XP 3/4 HP)

Designated water filter faucet & 2-stage filter system installed (Kraus Purita)

New refrigerator (36" Frigidaire)

All other appliances pre-existing, kept, and reinstalled (range, hood, dishwasher, microwave, wine cooler)

- Laundry

Re-painted cabinetry

New cabinet hardware

New light fixture

Bathrooms

New quartz countertops

New floor tile & backsplash tile

New tubs, toilets, sinks, faucets, drains, fans

New tub/shower trim

New tub/shower glass

New mirrors, light fixtures

Re-painted cabinetry

New cabinet hardware

- Bedrooms

New ceiling fans

New wood bypass closet doors & hardware

- Garage

Re-painted

New pedestrian door handle set/deadbolt

2 new garage doors with/ frosted glass windows

Walls patched & repainted.

- Exterior

Fully repainted

New stucco where there was old masonry

New white oak front door

New front door handleset/deadbolt

New mailbox

New exterior light fixtures

New glass in 5 windows (fogged from ocean air)

New stucco on front planters

New plants & pea gravel (no irrigation, needs to be watered)

New gate to the backyard

Repair/repaint of backyard fence

Balcony renovation

New framing (joists, header, etc.)

New Trex wraparound

New railing

- Utilities/Misc

New water heater tank & enclosure

HVAC - improvements completed

Central AC added (central heat pre-existing)

New furnace

- Sewer - repairs completed

Replacement of 45 linear ft of cast iron sewer main w/ ABS

- Roof - repairs completed

Vent & flashing tune ups

2-year leak warranty Certificate

- Foundation - retrofit underway

Permit app approved 4/17; requested PFR execution for soonest avail

- Termite / Pest Repairs Completed

Wood replacement in progress (balcony)

Wood patching/replacement completed on rafters (Smart Pest)

Subterranean termite treatment requested for the soonest available after construction

Fumigation is requested for the soonest available time after construction

- Ring doorbell, Nest thermostat for smart home control

- Permits

The only permit pulled is for foundation retrofit, pulled by Professional Foundation Repair (application approved by City of Hermosa Beach 4/17)