

# **9826 Lewis Ave. Upgrades – List and Details**

**Prepared by Current Owner, Donald Pirch – 2-2-22**

## **Re-arranged functional positions of rooms on the first floor**

- The family room next to the kitchen became our formal dining room since it had a large exterior window area with a sliding glass steel frame door.
- We converted the central interior living room space into our family room.
- The formal as-constructed interior dining room became our Library.

## **Energy Efficiency Upgrades**

We installed ceiling fans in every bedroom. As part of an overall remodel, we replaced all original aluminum frame, single pane windows with PVC dual pane, high energy-efficient windows in all occupied rooms, except for the kitchen. These large windows offered natural ventilation when open. The PVC windows we selected for replacements had a dark brown exterior frame with white PVC interior to meet all Villa Mariposa architectural standards.

To complete the functional position of the new dining room (fka family room), we replaced the original single pane steel frame dining room sliding glass door and windows with wood multi-pane French-style windows that were movable side-to-side or up and down, and painted inside & outside frames with white, exterior oil-based paint that were approved by the HOA.

## **Kitchen and Dining Room Remodel**

To complement the new kitchen wooden windows, we installed new wooden upper cabinets with French style multi-pane windows matching the new sliding door.

We added a dining room illuminated display cabinet for storage of crystal drinking glasses, vases, bowls, etc. The cabinet lower portion also has two swinging doors for storage of other dining room formal dishes and crystal flower vases.

The fireplace in the dining room has granite tiles with variegated green decorative accent. A new shelf was added above the fireplace, and the wall above the fireplace had wood paneling with accent molding installed. These surfaces were painted with oil-based white paint.

- Kitchen lower cabinets have granite countertops, black with green accents.
- The kitchen sink was replaced by a stainless-steel, two basin sink with a recent newly installed (by a plumber) decorative, multi-function faucet.
- A plumber added a waste pipe clean-out outside the kitchen wall to provide a place where a plumber can easily clear the pipes.
- The current front-loading dishwasher was replaced during the kitchen remodel.
- The cabinet opening for the refrigerator has ample width and height for various models.
- A refrigerator surround cabinet was fabricated and installed.
- Kitchen recessed lights were installed.

- Wall electrical outlets were added and re-circuited, and a new, additional circuit breaker added at the main electrical panel in the garage.
- A stainless-steel ceiling fan was added in the kitchen with a wall mounted digital, variable speed fan control switch.
- Engineered wood flooring was installed in all first-floor areas.

### **Living Room**

- Adjustable wood Plantation Shutters were added to the first-floor family room (fka living room) windows.
- Stationary art decorated window glass were designed by the owner and contractor on a wood hinged frame. The stationary steel frame windows above the family room windows remained in place to create air space for best energy efficiency.
- Art decorated glass windows were installed at the new front door window and the vertical window adjacent to the front door.

### **First floor Powder Room**

- The cabinetry was repainted.
- A new sink stainless steel faucet and a new toilet were installed.
- Engineered wood floor was installed.

### **Second Floor Corridor and Bedrooms.**

- Master bedroom had Plantation Shutters installed at windows.
- Hallway bathroom had the scratch damaged tub replaced with a 'slipper' free standing tub; new tile was installed at the bathroom floor and tub surround wall area.
- The hallway bathroom had a new lavatory, medicine cabinet, and wall storage cabinet installed by contractor with new countertop. A new decorative wall light fixture replaced the original. All plumbing was installed by a licensed contractor.
- A contractor built new walls around the second floor corridor linen cabinet and made it a linen closet by building the cabinet deeper into the upper level wall of the living room and extended it into the ceiling. New closet doors were installed to access a much larger and deeper opening.
- The Master bedroom bathroom was completely gutted. A new custom decorative wood lavatory cabinet and vertical linen closet were fabricated by and purchased from a cabinet maker and installed by them. The bathroom floor had ceramic tile installed; a glass door was installed at the shower opening, all work done by a licensed contractor. Two new lavatory sink water supply fixtures, drain and vent pipe were installed by a licensed contractor. A new fiberglass slipper tub and its water supply and drain was installed by licensed contractor. The room ceiling was removed to install new plumbing and drain vent pipe to fixtures installed by the contractor. All this work was executed with a City of Fountain Valley building department approved permit and inspected for compliance to code by City inspectors. All wall areas were repainted by the owner.

### **Redwood Patio Cover**

Redwood members were attached to one another and to a sill board attached to the stucco exterior wall with steel carriage bolts, making a sturdy assembly requiring no maintenance upkeep to date. Installed red concrete pavers and a large solar operated control valve to irrigate the yard with a yellow flowering Fuchsia tree, a tulip blooming magnolia tree, two camellia bushes, and Night Blooming Jasmine on a trellis next to the rear fence.

### **Licensed construction contractors used:**

1. General contractor and certified master carpenter: Peter Bray (714) 473-2288
2. Electrical contractor general construction wiring and ceiling fan installation: Mike Diamond (800) 446-6453
3. Plumbing Contractor for all remodel: various plumbers including Thornton Brothers
4. Tile supply and installations for remodel areas: Thornton Brothers (714) 644-8781
5. Furnace annual maintenance and new duct purchase and installation:  
'Service Champions' (714) 777-7777. Service Champions installed a new vertical Lennox furnace and solid-state programable thermostat.

### **Electrical Systems Documentation**

A whole-house electrical circuits analysis was generated by the owner and displayed onto construction floor plan sketches in Computer Aided Drafting (CAD) drawings for all occupied areas. The electrical panel circuit breakers are now labeled for the areas they serve.