

Recent Remodel of 665 13th Street, Manhattan Beach, CA 90266

In 2019/2020 an extensive remodel was completed. The remodel was primarily cosmetic in nature. The overall cost was approximately \$222,000.

The remodel included:

- New flooring throughout
- New wall treatments throughout
- New lighting fixtures throughout
- New windows throughout
- New sliding doors
- New garage doors
- New stair railings
- Remodeled primary bath – including new shower, vanity/sink, fixtures, toilet, lighting
- Remodeled lower level bath – including vanity/sink, fixtures, toilet, and lighting
- Remodeled kitchen – including countertops, lighting, fixtures and appliances
- Repainted interior and exterior
- New roof
- Cosmetic modifications to the exterior of the house
- Landscape modifications

The remodel did not include:

- Replacement of existing plumbing
- Replacement of electrical wiring – with the exception of an upgrade to the electrical panel box
- Replacement of central forced air heater
- Replacement of water heater

Following is a rough breakdown of the costs of the remodel.

Contractor	Amount
Charles Provezano- Interior design	\$ 12,912.95
Matthew Hayman - Roof Repair	\$ 550.00
Luis Mora - empty house	\$ 1,000.00
Doran Electric	\$ 1,020.00
A&J Roofing	\$ 10,410.00
American Chimney Sweep	\$ 900.00
Matthew Hayman - general contract	\$ 64,650.00
Matthew Hayman - Kitchen Cabinets	\$ 11,500.00
Matthew Hayman - Jasbir Singh PE - Engineer	\$ 600.00
George Orantes, So Cal Custom Tile	\$ 36,500.00
Creative Surfaces - Tile supplies (Reimburse KC)	\$ 788.56
Marbolis - Countertop quartz (Reimburse KC)	\$ 2,481.44
Calif. Installs Glass and Mirror	\$ 27,520.26
El Redondo Termite	\$ 1,496.00
Calif Installs and Glass (Showers)	\$ 3,050.00
TDI - Exterior Design	\$ 750.00
Paul Casey - fixtures (reimburse)	\$ 5,269.11
Paul Casey - floor tile (reimburse)	\$ 6,843.12
Paul Casey - fixtures at Lowes (reimburse)	\$ 675.50
Paul Casey - appliances (reimburse)	\$ 3,951.30
G and G Garage Doors	\$ 6,988.00
Matthew Hayman - Exterior Design Recommendations	\$ 11,200.00
Landscape (Javier)	\$ 1,754.54
Matthew Hayman - Other (approved add-ons)	\$ 5,747.00
Duplicate Keys (Reimburse David)	\$ 60.95
Refrigerator, Washer (Reimburse Paul)	\$ 2,751.24
Labvonte's Floor and Windows (Blinds)	\$ 1,531.00
Total	<u><u>\$ 222,900.97</u></u>

Submitted by: Ken Casey, Trustee, Consuelo Casey Living Trust – 1990
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