

Clarion Drive House in Carson: **History of House Remodel, Appliances & Etc.**

May 2022: Entire house was renovated. Full remodel. Popcorn ceiling removed. All ceiling, walls resurfaced & newly painted. New base molding to windows & floor baseboards.

New flooring: Vinyl, all weather, damage resistant.

Full kitchen renovation: numerous, new cabinets (Quaker style), white quartz countertop. Kraus large kitchen sink & retractable faucet (stainless steel). Sink aerator/garbage disposal machine. Subway white tiles. All self-closing, soft-sound kitchen cabinet doors.

New: stove fan/vent/hood outlet.

Stainless steel: fridge, dishwasher, gas stove (5 burner).

Recess Lights: Numerous, recessed ceiling LED lights for most of the house; some with dimmer controls.

Electrical: Electrical outlets & switches were replaced, rewired to 3-pronged. Fuses, cartridges for the electrical panel were replaced.

Smoke and CO: New smoke detectors x2 in kitchen & living room hallway.

New carbon monoxide detector in the living room hallway.

Thermostat: New thermostat in the living room.

Doors: New front entrance door.

New French door in living room & patio.

New door to kitchen & garage.

Fixture: New exterior light fixtures in the front entrance door and garage.

May 2024: Full house (interior & exterior) plumbing repiping with copper & PEX pipes.

By Joshua & Jason Hernandez from Cornett Plumbing, Torrance, CA.

Full house repiped: 2 bathrooms, toilets, kitchen, cloth washer/dryer and water heater - and exterior to 1 front lawn faucet/main line with valve and 1 side-backyard faucet.

March 2024: Full roofing and gutter replacement of entire house, garage, patio. 30yr warranty. Asphalt. Including replacement of foundation wood boards, fascia, splash boards, vents/outlets.

November 2021: 2 Bathrooms were remodeled. New flooring, ceiling, walls: resurfaced, new paint.

2 New toilets, American Standard, 1.6 gallon.

2 New vanity sink & cabinets & large mirrors and medicine cabinets.

New bathtub plus shower with garage, patio.

Delta vanity sink faucets.

Moen shower fixtures.

Bathroom in the master bedroom is a standing shower (new Moen shower fixture on 5/2024 & Flex Glass shower door on 6/2024).

March 2023: Patio/SunRoom: 6 inch Cement floor installed - then new floor tiles (light gray-silver). Room painted white. New ceiling LED lights x2. New exterior/backyard light fixture.

New, large sliding glass door, Flex Glass for patio/sunroom.

March 2023: New cement installed to driveway: front yard.

Appliances:

July 2022: kitchen fridge (LG), dishwasher (Frigidaire) , gas stove (Whirlpool).

September 2022: Rheems water heater, 40 gallon.

June 2007: Gas heater/furnace: American Standard, Freedom 80, Single Stage.

October 2017: cloth washer (GE) & dryer (Amana).

December 2021: Entire house garage, patio: inspection and treatment/tenting by Kowan Termite Company, Torrance, CA.

Electric outlet in garage: 220 volt for EV use.

June 2024: 4 New smoke detectors installed in 4 bedrooms.

Paints:

House: Interior: Dunn Edwards: Swiss Coffee, semi-gloss. Trims: Behr: white, semi-gloss.

Patio: Behr: White # 270, flat, interior/exterior/masonry, stucco, brick paint.

House EXTERIOR: Behr: green color (Rain Tree): In July 2023, the entire exterior of the house was painted green with white-paint on trimmings.

Exterior gate and fence: by Vinyl Concepts in Torrance, CA in March 2008.

Garage door by Mesa Company in July 2011.

Windows: double-paned windows, replaced in 2012: to 4 bedrooms, 2 in kitchen, 2 in 2 bathrooms.

House flooring:

Vinyl. Premier 4110 WE. Laminate flooring. 14mm. A & D Building Supply.

Plants:

Front yard: hydrangea, roses, cacti, pikus.

Backyard: lemon tree, jujube tree, sour orange tree, crab apple tree.