

2313 CURTIS AVENUE REDONDO BEACH

ADDITIONS/IMPROVEMENTS/FIXES(Dated 2-24-26)

- Main Sewer Line upgraded and sleeved in the last 5 years to improve life 25 years
- Main Sewer Line Sleeve runs from under the unpermitted guesthouse(not connected to bathroom or laundry but can be) through the property to the main public sewer system
- Two way clean out installed
- Garage was converted into an unpermitted guest house in 2014 where a bathroom and a bedroom reside with a refrigerator, washer/dryer hook ups and an electric cook top
- Water pipe that connects to the dishwasher broke and was replaced and repaired
- Main Sewer Line had hydrojetting in last 3 months
- Recently Painted interior and exterior of house
- Added and replaced broken and missing rain gutters
- Repaired automatic sprinkler system and drip system
- Removed one tree in front of house and 4 trees in back along back 20' portion of NW wall
- Rebuilt 20' portion of NW wall*
- Added new overhead fan in living room
- Repaired wall outlets
- Refinished wood floors in main house in living room and bedrooms
- Repainted cabinets and drawers
- Added new stainless steel dishwasher
- Kitchen sink was reglazed
- Kitchen counter and backsplash was reglazed
- Main house bathroom had brand new toilet, brand new vanity, brand new medicine cabinet and light fixture
- Bath tub and border completely reglazed
- Guest house electric cooktop replaced
- Guesthouse added new refrigerator
- Guesthouse painted main room and laundry room
- Guest house exterior painted

***Beginning March 9th 2026**