

FALL WORK 2020 DONE AT 1731 SUNSET BLVD

This work was driven by the inspection report but when other faults were discovered, they were remedied.

- E All new hard wired smoke detectors
- E Replaced all broken light switches
- E All lights and switches are working
- E Covered exposed wire in attic
- F Removed floor cupping in front of refrigerator and blended finish
- F Removed residual adhesive from 4th floor wood floor
- P Two toilets rebuilt on 3rd floor
- P One toilet rebuilt on 4th floor
- P Did annual cleaning of tank-less hot water unit
- P Replaced both pressure relief valves on hot water unit
- P Master Bath shower pan replacement comes with five year warranty transferrable to new owners
- R Remove and replace existing roof pipe jacks
- R Installed new shingles where needed
- R Cleaned out gutters
- R Remove and replace damaged shingles and flashing around chimney roof perimeter
- R Install proper step flashing around chimney and replaced damaged shingles
- R Added edge flashing
- S Replaced missing limestone corner at front elevation of house
- S Filled in cracks and chips of limestone with fine mortar
- S Second floor balcony removed one broken tile and replace with new slate tile
- S Clean all three balconies and stone pedestals
- S Apply grout on balconies where missing and even out grout color variations
- S Re-adhered stone tiles by Viking Grill 2nd floor balcony

- HVAC Fourth floor attic air handler replaced secondary drain pan and a section of the primary drain line
- HVAC Cleaned and treated rust on the 4th floor furnace
- HVAC Separate flex duct and re-strapped
- HVAC Reset all connections on duct work
- HVAC Sealed and cleaned all grills
- HVAC Opened all air supply grills in house
- HVAC Cleaned drain pan on first floor
- HVAC Fixed first floor float switch
- HVAC Replaced cracked rubber on condensers
- HVAC Installed locking caps on condensers
- ST Stucco repair where damaged and chipped front elevation of house
- ST Repair stucco cracks on right elevation of side door entrance
- ST Patch all holes in alley way stucco
- PA Re-tape and paint dining room ceiling
- PA Match stucco paint and paint the repaired stucco
- PA Patch and match paint all holes in walls from prior wall hangings
- PA Restore 4th floor wall where hanging TV was removed
- PA Filled and painted wall cracks and in crown molding 2 and 4th floor
- C Re-attach loose rail on second floor balcony
- C Source and replace all missing or damaged internal hardware
- C New weather stripping on all external doors: foam and metal stripping
- C Adjust and reset all cabinet doors and adjusted all drawer guides
- C Installed new magnets on internal shutters
- C Demo Master Bath shower box
- C Re-block shower walls
- C Retile Master Bath shower walls and floor
- L Installed new dead bolts on both alley gates