

Historic Maxwell House Fullerton #89 Mills Act Maintenance Plan
520 West Valley View Drive
Fullerton, CA 92835

Year	Description	Est. Cost
2020	<u>Kitchen:</u> Floor joists repaired in kitchen (they bowed over the stem foundation wall in basement, where they crossed) New subfloor in kitchen Reframed the small pantry wall that supports the stairs, adjacent to the refrigerator cubby Replaced cast iron plumbing stack in the kitchen and basement with ABS Kitchen plumbing and electrical wiring all replaced (all new copper plumbing, and cast iron removed and replaced with ABS pipe) Properly vented the stove vent with 8" ducting Sheared the inside surface of the exterior kitchen wall New drywall in half of the kitchen Added and moved HVAC vents in kitchen and mudroom (with matching historic grate) Restored original 1929 built-in hutch (in kitchen)	\$15,000
	<u>Main bath:</u> Cast iron in exterior wall of the main bathroom was removed as sewer gases were being released into the wall New copper plumbing to sink	\$2000
	<u>Half bath:</u> Moved and replumbed plumbing fixtures (i.e., sink and toilet) Added a fan to better exhaust this small room	\$3000
	<u>Secondary bedroom:</u> Repaired termite and water damage timbers and plaster in bedroom upstairs	\$2000
	<u>Basement:</u> Wash room replumbed: cast iron stack removed and replaced with ABS, and new copper plumbing	\$5000
	<u>Exterior:</u> Removed huge Podocarpus tree, where its canopy covered both our neighbor's house and ours	\$3500
	<u>Misc:</u> Added electrical outlets throughout the house; HVAC vent moved from the non-historic floor location in the living room to the foot of the wall (like the rest of the house) with a matching time-appropriate grate	\$2000
2021	Properly vented upstairs bathroom to vent out of the attic (was exhausting into attic)	\$1000
	Repaired major roof leak over the windows in one of the bedrooms	\$4000

	Removed overgrown Cypress Tree growing against and over our house	\$3000
	Repaired/filled and repainted basement door (e.g., cat door was removed), and restored original hardware; also repainted/restored half bath, mudroom pantry, and coat closet doors (and restored hardware)	\$1000
2022	Replaced main water brass ball valve on house, as the handle rotted and broke	\$300
	Revamped the irrigation system and added a smart timer	\$3000
	Rewired and restored the downstairs coat closet (and thermostat wiring)	\$1000
	Repaired multiple roof leaks	\$4000
	Replaced cast iron sewage line(s) about 25' from the house	\$5000
	Removed enormous Brazilian Pepper Tree growing above our three-story house	\$4000
2023	<u>Electrical:</u> Updated and replaced old 100 amp Zinzco main panel on house (w/aerial feed) to 200 amp main on the garage; 200 amp sub now on house (subterranean to house)	\$20,000
	Repaired sash windows in 2nd and 3rd bedroom	\$500
	Water softener, water regulator, and whole house filter added to help protect plumbing line from limescale	\$3000
2024	<u>Detached garage:</u> Garage bolted to foundation Garage walls sheared, with hold downs New electrical in garage Added/underpinned existing west foundation to make a 2'x2' foundation, overall, to better support the west garage wall that's on a slope New garage floor slab Replaced rotten and termite-damaged timber New (many more) ceiling joists on 16" centers to better support the roof New garage door New 48 amp wall charger for electric vehicles in garage Raised the entry door to be flush with sidewalk entry Proper weatherstripping on garage door entry Attic in garage is ventilated with 6" clay vents Restore garage windows Insulated and drywalled the garage New mini-split HVAC heat pump	\$40,000
	Added hybrid heat pump water heater to house	\$4000
2025	<u>Detached garage:</u> Garage windows and sills restored, and with proper weatherstripping	\$6000

	New scupper and drain on flat roof garage Strap across the entire main garage door wall Stucco over and around the new garage door	
	<u>Roof:</u> Replace old clay two-piece roof (largely damaged or unoriginal) with similar antiqued Santa Barbara blend two-piece clay roof tiles (and underlayment); rot and termite damaged wood replaced	\$24,000
	Insulate house attic	\$2000
	<u>Exterior:</u> Remove and trim Sycamore tree trunks/branches over the detached garage to better protect the structure	\$2500
2026	New front courtyard to better match style of home and eliminate unsafe, uneven concrete walkway Repour cracked porch concrete and saltillo tile	\$20,000
	Paint windows, wood screen doors, and trim of house Remove non-original-historic fascia and return to naked rafter tails New rain gutters	\$15,000
2027	Proper earthquake strapping on house (seismic retrofit) Add required foundation stem wall to carry the unequal weight from the half-bath and kitchen pantry wall, supporting the second story in that area Bring south foundation walls to meet current code Bring the finished laundry room basement to livable code conditions Insulate finished basement Properly grade the gentle slope behind the house to drain water away from the house Redo electrical wiring in basement	\$75,000
2028	Re-stucco house and garage (and brick fireplace to better match our Spanish Revival home	\$15,000
2029	Trim sycamore trees	\$2500
2030	Termite treatment (replace damaged wood and possibly tent); a lot of wood replaced in the roof described above	\$5000
2031	Paint windows and trim of house	\$10,000
2032	Reflash and seal the rear deck	\$3000
2033	Trim sycamore trees	\$2500
2034	New flat roof on garage, or at least resealed	\$10,000
2035	Paint windows and trim of house	\$10,000