

Rehabilitation/Maintenance Plan — page 1

241 Jacaranda Place, Fullerton — Allen W. Menton, owner

Work completed so far (2019 – 2021)

Electrical

• replacing old knob & tube wiring (Fall 2019)	\$7,420	
• coaxial cable for internet access (October 2019)	\$455	
• rewiring tankless hot water heater (August 2019)	\$192	
• <u>rehabilitation of exterior lights, doorbells, and switches (July 2020)</u>	<u>\$750</u>	
TOTAL electrical		\$8,817

Plumbing

• repositioning Hot Water heater to comply with building code (Aug 2019)	\$215	
• miscellaneous plumbing issues indicated in building inspection (Aug 2019)	\$1,937	
• gas line from city to house (May 2020), insurance covered \$1000, and I paid:	\$595	
• <u>relining main sewer line, replacing drain lines and pipes (June 2021)</u>	<u>\$32,125</u>	
TOTAL plumbing		\$34,872

Windows & Doors

• re-roofing double-hung windows (Jan 2020)	\$3,500	
• rehabilitating “Santa Barbara” style door on rear bedroom (Jul 2020)	\$750	
• window screens — none present when the house was purchased (Sep 2019)	\$560	
• screen for “Santa Barbara” door on rear bedroom (July 2020)	\$140	
• <u>period-appropriate doors for master bedroom, opening to rear (Dec 2020)</u>	<u>\$1,050</u>	
TOTAL windows and doors		\$6,000

Exterior hardscape/landscape

• new grass on Highland Parkway, replacing old wood-chips (January 2020)	\$2,350	
• <u>Demolition of old concrete and extension of planter (July 2020)</u>	<u>\$2,700</u>	
TOTAL exterior hardscape and landscape		\$5,050

TOTAL rehabilitation and maintenance August 2019 – July 2021 **\$54,739**

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Proposed Work (2022 – 2026)

Summer 2022 — fence

- new fence on East side to match the rest of the property, replacing the current dilapidated fence with period-appropriate front and rear gates, and period-appropriate front set-back \$5,000

Summer 2023 — windows and doors

- period-appropriate front windows to replace the altered windows added in the 1990's

Estimates from *Window Restoration*: living room \$4,825

dining room \$3,930

- period-appropriate window shades and removal of “plantation shutters” \$2,500

- installation of period exterior doors for the Master Bedroom \$1,000

The doors have already been purchased, as described on previous page.

The termite inspection revealed water damage to the threshold exterior, which can be replaced when doors are installed.

- period-appropriate exterior door for the kitchen/laundry room , replacing the existing contemporary vinyl door. The water damage to the exterior threshold can be addressed with a new threshold when the door is installed. \$1,500

- porch columns, to match those visible in an old photograph of the house \$2,000
The water damage at the bases of the existing porch columns can be addressed at this time.

Total work proposed for summer 2023 \$15,755

Summer 2024 — roof .

- new roof for house and garage. Estimate from Bravo Roofing \$18,000

Summer 2025 — paint and stucco

- exterior Paint. Estimate from Rick Jamison Painting \$11,800

- exterior Stucco. Estimate from Richmond Plastering \$7,400

- restoration of south-side attic vents to match the ones on the west side \$500

Total work proposed for summer 2024 \$19,700

Summer 2026

- front landscaping to something both period-appropriate and water-wise \$5,000

TOTAL PROPOSED REHABILITATION 2022-2026 \$63,455