

LIST OF WORK PLAN RESTORATION, REPAIR AND MAINTENANCE

#1 - ROOF

Completion Year: 2024 (ASAP)

Original 1927 Spanish tile roof. From what we understand the spanish tile is very rare, even for a historic district. The tile section, turret, as well as the flat section has leaked and ruined plaster inside the home.

Restoration: I have sourced 20 original matching tiles to replace broken and cracked tiles. Will replace broken tiles with matching tiles. It's vitally important that we save this rare and important roof tile section of the roof.

Repair: The flat section will be repaired and then sealed. The turret will be repaired and the flat section will be replaced and sealed.

Vendor: Dennis Bartlett (owner of Bartlett Roofing, Inc) specializes in historic homes in Cal Heights. He has a detailed plan for repair and restoration. We need to move on this project as soon as possible.

#2 - FOUNDATION

Completion Year: 2024 or 2025

Repair: Scope of work is to provide repairs to the foundation. At the front (Northwest) perimeter there is a large off-set fracture in the foundation that is allowing the concrete footing to rotate. In order to repair this a reinforced concrete underpinning pad will be installed. This will help stabilize the foundation. At the interior stem wall two large angle iron braces will be bolted in place. There is a gap between the sill plate and the top of the concrete stem wall and this will be filled with high strength mortar.

Additionally, there are eight other vertical cracks that will be cleaned of debris and filled with high strength mortar. Once this is completed two heavy angle iron braces will be bolted across each of the cracks and bolted in place. FULL SEISMIC RETROFIT

A 24 INCH French drain will be installed along the length of the north side of the property. This will keep the soil around the foundation dry and stable. We've had 4 companies come to assess the situation and offer bids and scopes of work.

Vendor: Alpha Structural was the top selection and has a comprehensive plan to repair the foundation, create proper drainage, and retrofit for earthquakes.

#3 - SEWER MAIN LINE

Completion Year: 2025 or 2026

Repair: The original pipe of our main line is completely compromised by tree roots. We have a 100 year old Pepper tree in the backyard. It's been recommended that reline the existing pipe. Pipe relining is a trenchless sewer repair method that involves creating a new pipe within the existing pipe. Currently, the mainline snaked 75 feet once a year.

Vendor: TBD, but committed to hiring Long Beach company.

#4 - WINDOWS

Completion Year: 2025 or 2026

Repair: The home has 18 windows, many have been previously repaired or replaced with historically accurate wood windows. There are several that will need to be totally replaced.

Restoration: Several (at least 3) of the kitchen windows have extensive water damage, as well as termite damage and will need to be replaced with historically accurate wooden windows. The trim of many of the windows needs to be sanded / bonded and painted.

Vendor: Committed to use one of the several window companies that specialize in wooded / historic windows in Long Beach.

#5 & 6 - STUCCO AND PAINT

Completion Year: 2026 or 2027

The stucco and painting will be done together. The stucco will require major repair from the foundation work that will be completed previously. All stucco will be patched, the house will be sandblasted, and then painted.

Vendor: Kenna's Painting - which specialize in the historic homes in Cal Heights. They are local vendors that live in the neighborhood.

#7 - CHIMNEY

Completion Year: 2027

Long vertical cracks, the chimney is pulling away from the foundation. The flashing where the chimney meets the roof needs to be replaced. The top of the chimney currently leaks and allows animals to gain access.

Vendor: TBD - But will hire Long Beach company