

Rehabilitation/Restoration Maintenance Plan: 16 Items

Property: 3333 E. 2nd St. Judith Nast & Paul Cole

Item No.	Building Feature	Detailed Description of Work	Completion Year	Use of Long Beach Vendors?
1	Install Roof Flashing	-Lack of flashing has caused damage in siding and window trim. -Install diverter and kickout flashing systems to divert water away from exterior walls on front and back of buiding	2024	Yes, not yet selected.
2	Install Roof Drainage	-Lack of controlled roof drainage has caused siding and foundation damage. -Install gutters and downspouts on the front, side and back of building	2024	Yes, not yet selected.
3	Roof Replacement	Uneven wearing of composite shingles.	2032	Yes, not yet selected.
4	Repair/Replace Exterior Siding and Trim Damaged by Lack of Flashing and Gutters	-Redwood siding and trim damaged by water incursion on the front, side and back of building. -Replace siding and window trim.	2024	Yes, not yet selected.
5	Replace/Repair Siding Damaged by Contact with Ground & Regrade Ground Around Foundation	-Siding is buried behind a mudsill or below grade and in the ground. -Remove concrete curb adjacent to siding that traps water and debris. -Regrade ground next to building foundation on the front, sides and back of building.	2024	Yes, not yet selected.

6	Repair/Replace Cracked and Broken Siding	Side and rear siding is cracked, damaged, missing or loose. It is not weather tight and allows for vermin entry.	2024	Yes, not yet selected.
7	Repair of Deteriorated Brick Columns	2 porch columns' bottom half are brick with wood top halves. The brick is showing signs of flaking, blistering and crumbling. -Replace brick and mortar where needed	2025	Yes, not yet selected.
8	Paint Exterior Inappropriate Paint Colors	Currently the property is painted baby blue and beige. Proposed paint colors are approved and a Certificate of Appropriateness has been issued.	2025	Yes, not yet selected.
9	Door and Railings Replaced with Ones Matching the Original Style of Building	Side entry facing the street has a 1980's door and railings. To be replaced with appropriate materials.	2026	Yes, not yet selected.
10	Jalousie Windows Replaced with Ones Matching the Original Style of Building	Replace 4 windows with jalousie replacement windows located on the side and back of building. To be replaced with double hung, wood sash that matches existing original windows.	2027	Yes, not yet selected.
11	Window Repair	7 out of 17 double hung windows have broken sash weight ropes broken. Repair, reglaze where needed.	2027	Yes, not yet selected.
12	Improve Foundation Drainage	- Evidence of efflorescence on foundation walls and slab -Visible water and dampness in crawspace -Fungi present on the floor system crawspace -Regrade driveway and walk abutting foundation to remove negative slope towards home and garage -Install gutters and downspouts. See Item 2.	2028	Yes, not yet selected.

13	Repair Foundation Re: Water Damage	Due to Water Incursion from grading and lack of gutters/downspout, damage at the front and side of building foundation -Existing cracking, movement and deterioration of foundation -Deteriorated cripple wall studs -Repair 6 foundation cracks and deterioration. -Repair and replace cripple wall studs -Replace areas of deteriorated mud sill.	2029	Yes, not yet selected.
14	Foundation Seismic Retrofit	Cripple wall have not been reinforced or bolted to foundation. Install hold down anchors, strap ties and framing angles to foundation and cripple walls.	2030	Yes, not yet selected.
15	Replace Floor Furnance and Wall Furnace	Floor Furnace -Signs of rust and corrosion -Cracks in heat exchanger Wall heater -Exhaust vent does not have safe clearance from combustible material, e.g. roof sheathing, fascia board. Replace both furnaces.	2026	Yes, not yet selected.
16	Garage Repair Due to Water Intrusion	Visible from street. Orginal garage structure, same age as home. -Deteriorated door and siding -Replace door, regrade, install gutters, remove cement curb, repair/replace siding as needed.	2030	Yes, not yet selected.