

REHABILITATION/RESTORATION/MAINTENANCE PLAN						
Miner Smith House #1			262 Newport Ave. (Formerly 154 Newport Ave.)			
Item No.	Building Feature	Completion Year	Detailed Description of Work	Plan to Use Long Beach Vendors for Materials/Lab		If Yes, specify/list
				YES	NO	
1	Foundation	2021	<p>CURRENT CONDITION: All the foundation elements are original. The perimeter foundation is unreinforced stacked block and is not bolted to the house. The interior foundation system is post and beam on pier blocks. The perimeter is failing and needs to be upgraded to seismic standards. The pier blocks are below grade and water has been wicking from the saturated earth (see item 2) up into the posts. Every post is rotted, many hanging/dangling from the floor joists so offering no structural support. The failure of the perimeter system is evident even outside and the failing interior system is evident under the house, and inside where the sloping floors give and bounce with each step.</p> <p>WORK PLAN: A concrete sister foundation will be installed at the interior of the perimeter footing to provide added support in the event of seismic activity. The perimeter foundation/s will be bolted to the house.</p> <p>New piers will be installed extending 18" into the soil with 4x4 pressure treated posts</p>	YES		Foundation Dr.
2	Drainage	2023	<p>CURRENT CONDITION: There are no gutters on any of the buildings (aside from ugly temporary ones we installed on the North side of the house) and rain water ponds along the foundation of the house on the North and South sides. This water migrates to underneath the house, steps and driveway. Even in the Summer the dirt under the house is wet because of this. It is very important that drain water does not pool and accumulate adjacent to the perimeter foundation. This can result in long term differential foundation settlement, accelerated depreciation of the foundation strength, efflorescence, cracking, and surface spalling and rusted rebar embedded within the footings. Excessive moisture migrating within the crawlspace can also result in environmental problems such as mold and fungus growth, dry rot, and termites.</p> <p>WORK PLAN: A comprehensive gutter and ground drain system will be engineered and executed. Gutters and downspouts will be installed on all buildings with area drains connecting to underground drainage. This will include a sump pump if needed to eject water to the street, and/or French Drains.</p>	YES		Foundaiton Dr. Or Harding Design & Construction

3	Exterior steps and porch floors	2028	<p>CURRENT CONDITION: Some of the concrete floor of the front and side porch was replaced at some point. But the steps themselves are cracking and otherwise failing as well as pulling away from the porches. The same condition is present on the back porch, but we intend to expand the kitchen to this area.</p> <p>WORK PLAN: We will repair or replace any damaged concrete steps in the same style, shape that they were originally built.</p>	YES		Foundation Dr.
4	Roof	2022	<p>CURRENT CONDITION: The roof (low quality composition shingles applied over shake) is past it's useful life. It sheds granules and has been leaking.</p> <p>WORK PLAN: We plan to tear off all prior roofs, re-deck as necessary and to replace the roofing with imitation wood shake (all buildings). Originally the house had wood shake-- this is still visible in the house attic and garage attic.</p>	YES		Southcoast Shingle (materials) Harding Design & Construction (labor)
5	Termite & Rot Damage	2023	<p>CURRENT CONDITION: There is extensive degradation of many wooden members (rafter tails, doors, door frames/jambs, carport, etc.).</p> <p>WORK PLAN: We will use "System 3" or other approved epoxy product to restore wood members. In cases where the damage is too great, the wood member will be replaced.</p>	YES		Harding Design & Construction
6	Paint	2028	<p>CURRENT CONDITION: The paint is blistering, flaking and peeling-- on all exterior surfaces.</p> <p>WORK PLAN: A multi year process to restore the paint to "like new" will initially focus on the front of the house and the doors and windows. Emphasis on thorough preparation.</p>	YES		Ed Gonzalez Painting or Harding Design &
7	Decorative/ Structural Concrete Elements	2028	<p>CURRENT CONDITION: Many of the decorative/structural elements are cracked, spalling or very significantly disintegrating. These elements include ogee arches, balustrades, niches, fireplace, planters, porch and carport posts.</p> <p>WORK PLAN: We will restore (by patching and rebuilding/replacing) and preserve (with sealer and other techniques) all decorative/structural concrete members as needed.</p>	YES		TBD
8	Windows	2026	<p>CURRENT CONDITION: The house has all original, double-hung sash windows. (Only 1 window and 1 door have been replaced over the years.) None of these operate correctly. There is evidence of termite damage and wood rote in many window frames.</p> <p>WORK PLAN: We will restore all operating and stationary windows to as-new. If allowable, we would like to use double pane glass on all except the front (West) side of the house. This for temperature and sound isolation.</p>	YES		Window Restoration and Repair

9	Front Door Restoration	2021	<p>CURRENT CONDITION: The front door is typical of Miner Smith homes- yet totally unique. His front doors are all custom made, and each suggests the letter "M". Our front door is splitting and delaminating.</p> <p>WORK PLAN: We will hang a temporary curtain to reduce the direct sun exposure to the door temporarily. We will restore the front door by rebuilding and repairing it. Once the door is repaired we will varnish it with a UV resistant product. We will replace or rebuild the hardware.</p>	YES		Harding Design & Construction
10	Insulation	2021	<p>CURRENT CONDITION: There is no insulation in the attic, nor in any of the walls. This results in it being very difficult to heat or cool the house. Also the West and South facing exterior walls show signs of heat related deterioration (studs/nails appear ghosted.) The interior walls and window on the West and South side are warm to the touch all year long from sun exposure.</p> <p>WORK PLAN: We will insulate the attic and walls.</p>	YES		Harding Design & Construction
11	Plumbing - sewer	2026	<p>CURRENT CONDITION: Household waste water (sewage) pipes under the house are original and in poor condition. Main sewer line from the house to street was failing and as a priority was replaced in March 2020.</p> <p>WORK PLAN: We will replace all drain/sewage pipes under the house.</p>	YES		Harding Design & Construction
12	Plumbing - supply lines	2025	<p>CURRENT CONDITION: Existing supply lines are a mix of galvanized, plastic and copper and are poorly installed and maintained (a portion of the East exterior wall behind the kitchen sink has been removed and poorly replaced due to a past plumbing problem). Some fixtures have no water when operated.</p> <p>WORK PLAN: We will replace all supply lines with copper or other allowable product.</p>	YES		Harding Design & Construction
13	Household Hot Water	2022	<p>CURRENT CONDITION: The existing gas water heater is rusting out.</p> <p>WORK PLAN: We intend to replace it with a modern one in an enclosure on the North side of the house, between the bathroom and the kitchen (so that hot water arrives quickly without much wasted water to bathrooms/kitchen). We may also install a circulation pump to assure hot water without waste and/or a solar household water heater. See # 15 - Energy efficiency.</p>	YES		Harding Design & Construction

14	Electrical	2021	<p>CURRENT CONDITION: The electrical wiring is a mix of cloth-insulated "knob and tube" and Romex. The main panel (and sub-panels) are not up to current standard.</p> <p>WORK PLAN: Initially we will replace the substandard main panel and eliminate all knob & tube (and other sub-standard) wiring. In addition we will add outlets and lights and car charger/s (the house was built with 1 outlet in the Living Room for example-- probably for the family radio!). We will increase the number of circuits to the modern standard. We will install GFCI breakers/outlets where recommended (there are none now). We will also install photovoltaic cells on the (higher and longer) garage roof. (See #15 Energy Efficiency)</p>	YES		OMZ Electric or Harding Design & Construction
15	Energy Efficiency	N/A	<p>CURRENT CONDITION: There are no energy efficiencies present at the house. We understand that these cannot be part of "Mills Work". Nonetheless it may be helpful to know that we would like to install (but defer to the City) the following:</p> <p>WORK PLAN:</p> <ul style="list-style-type: none"> ▪ LED lighting and "Energy Star" appliances throughout. ▪ a solar hot water heater for household water (on the rear of the house where we intend to expand the kitchen). ▪ a large array of photovoltaic cells on the roof of the garage (which we intend to raise and enlarge) to offset our electrical usage and carbon footprint, including.... ▪ rapid car charger/s to charge our existing plug-in hybrid and future electric vehicles. 	YES		TBD
16	HVAC	2024	<p>CURRENT CONDITION: We believe the house was built with a gas heater in each room (evidence of abandoned gas lines is evident in all rooms). In perhaps the 1940s or 1950s these were abandoned in favor of a large floor furnace which is mounted at floor level spanning the hall/living room. Although this works it is inefficient and past it's useful life so may eventually present safety concerns.</p> <p>WORK PLAN: We will replace this with central heat (and perhaps air conditioning) to avoid any future peril to the house.</p>	YES		Harding Design & Construction
17	Landscape	N/A	<p>CURRENT CONDITION: Trees were overgrown and 2+ feet of leaves were in drifts all around the property. Trees were threatening to lift the foundation of the house.</p> <p>WORK PLAN: We understand that these cannot be part of "Mills Work". Nonetheless it may be helpful to know that we intend to install in the front yard, flowering trees as well as drought tolerant plants and raised beds for vegetable gardens.</p>	YES		United Plant Growers and Jauregui Nursery

18	Fence Repair	2021	CURRENT CONDITION: Rail fencing was installed at some point in the front yard. It is deteriorated, bug eaten and rotted. WORK PLAN: We will repair or replace the fence as needed and replace plantings on and around it.	YES		Harding Design & Construction
19	Minor Repainting	2030 2035 2040 2045	CURRENT CONDITION: N/A WORK PLAN: All exterior painted surfaces will be inspected, prepped and repainted as necessary in 5 year intervals.	YES		TBD
20	Resealing & Repairing of decorative/ structural Concrete	2030 2035 2040 2045	CURRENT CONDITION: N/A WORK PLAN: Monitor condition of decorative/structural concrete and address any issues with resealing or repair.	YES		TBD











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