



REHABILITATION/RESTORATION/MAINTENANCE PLAN

Use this template to create a detailed work plan to be completed in the first 10 years of the contract. Recall that all work must be consistent with the Secretary of the Interior’s Standards for Rehabilitation (see Application Guide Appendices), and properties which have already been fully rehabilitated or restored, and do not need additional work, are not eligible. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. Duplicate this form as needed or provide additional sheets to include all work plan items. **Remember that all exterior work on historic properties requires prior City approval through a Certificate of Appropriateness, and that any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense.**

Property Name and Address: 784 Freeman Avenue, Long Beach CA 90804

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Foundation Pier & Post Repairs</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> o 2 of the existing piers have become slanted and are no longer properly supporting the weight of the home. Install new 4x4 posts and concrete piers next to the compromised piers to stabilize. o 17 Posts that are original to the property are 2x4 which are considered outdated. Replace all 2x4 posts with pressure treated 4x4 or 4x6 posts and secure to the beam with metal post caps to properly distribute the weight load of the home.
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: Professional Foundation Repair (Garden Grove), see estimate.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Replace Knob & Tube Electrical Wiring</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> o Knob & Tube wiring is present in the living room, dining room, and guest room. It is considered outdated and unsafe, as it is not up to modern safety standards, cannot be grounded. Replace with romex/updated plastic-sheathed wiring system.
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: AAA Calvert</p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Roof replacement</u></p> <p>Completion Year: 20 <u>33</u></p>	<p>Detailed description of work: Roof is estimated to be 15-20 years old and will need to be replaced within the next 10 years. The roof material is asphalt composition and will be replaced with composition shingles in a compatible color (such as grey or brown) and laid in a compatible pattern.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Roof Repair Specialist</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Upgrade outlets to Ground Fault Circuit Interrupters (GFCIs):</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Upgrade all exterior, garage and kitchen counter top outlets to GFCIs (qty 7) to minimize electrical risk.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: AAA Calvert</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Upgrade heating system</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Upgrade floor furnace to central heating system through the attic.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Sturges Heating & Air, 562-522-2227</p>

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<p>Item No.: <u>6</u> Building Feature: <u>Fence replacement on left side of home</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Replace chain link fence on property line to left with wooden fence with traditional, vertical oriented posts (such as picket fence) that matches picket fence that surrounds front of house. Stain or paint in light color to match the house.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) _____</p>	<p>Specify/list: _____</p>
<p>Item No.: <u>7</u> Building Feature: <u>Paint the home exterior, trim & decorative</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Paint is extremely faded and not in keeping with Craftsman style (siding, trim and decorative accents are all the same color). Choose 3 complimentary, neutral colors for wood siding, trim, and windows/decorative accents.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) _____</p>	<p>Specify/list: _____</p>
<p>Item No.: <u>8</u> Building Feature: <u>Screen door</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Add wood frame screen door to front door: Add a narrow wood frame, stained in a neutral color or painted to match the trim of the home with a transparent mesh enclosure that does not obscure the front door.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) _____</p>	<p>Specify/list: _____</p>