

Maintenance and Restoration Plan for:

142 Adelaide Drive
Santa Monica, CA 90402

Restoration/Rehabilitation Plan

Item	Year	Task	Estimate
1	2006 - 2016	Remove replacement fireplace mantel & install new mantel consistent with original mantle.	\$10,000
2	2006 - 2016	Restore 2 nd floor fireplace to original working condition. Remove replacement insert unit.	\$20,000
3	2006 - 2016	Renovation of inoperable window sashes, Add new screens to match existing screens, Repair damaged screens.	\$15,000
4	2006 - 2016	Restore kitchen, laundry & service areas to be consistent with original designs.	\$100,000
5	2006 - 2016	Remove abandoned electrical components	\$10,000
6	2006 - 2016	Remove abandoned plumbing lines	\$10,000
7	2006 - 2016	Replace corroded water lines and old plumbing valves	\$20,000
8	2006 - 2016	Install water heater vents in the laundry, basement & mechanical room	\$3,000
9	2006 - 2016	Replace tile surround at pool deck & replace with tile period consistent with the house	\$10,000
10	2006 - 2016	Repair & replace damaged site fence and gates	\$5,000
11	2006 - 2016	Install ventilation fans in crawlspace	\$7,000
12	2006 - 2016	Install new landscape lighting	\$10,000
	2006 - 2016	Total Estimate Restoration Plan	\$220,000

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Maintenance Plan

Item	Year	Task	Estimate
1	2006 - 2016	Roof membrane replacement	\$30,000
2	2006 - 2016	Annual replacement of fallen & deteriorated wood shingles & exterior wood trim	\$5,000/yr
1	2006 - 2016	5 year termite prevention maintenance	\$5,000/5yrs
2	2006 - 2016	Annual gutter & roof leader maintenance	\$1,000/yr
3	2006 - 2016	Annual landscape maintenance	\$3,000/yr
4	2006 - 2016	3 year exterior weatherproofing sealer on woodwork, trim, casing and shingles	\$7,000/3yrs
5	2006 - 2016	Playhouse anti-mildew treatment	\$6,000
6	2006 - 2016	Repair/replace damaged chimney cap	\$5,000
7	2006 - 2016	Repair damaged skylights	\$3,000
8	2006 - 2016	Annual HVAC maintenance	\$500/yr
9	2006 - 2016	Storm water catch basin & site water drainage maintenance	\$1,500/yr
	2006 - 2016	Total Estimate Maintenance Plan	\$175,000