

287 S. Santa Anita Ave. Pasadena upgrades and maintenance

2013 - Present

- **Complete electrical upgrade for the entire building**
- **Complete plumbing upgrade for the entire building**
- **Both kitchens gutted and renovated**
- **New kitchen cabinets in both units**
- **New kitchen tile in both units**
- **New kitchen flooring in both units**
- **New refrigerators in both units**
- **New garbage disposals in both units**
- **Stackable washer/dryer installed in each unit**
- **Air conditioning units replaced**
- **Furnaces replaced**
- **Built-in hallway cabinets reworked into built-in drawers and shelved cabinets**
- **Bedroom closets in both units reworked**
- **Closet bars stabilized or replaced**
- **Closet shelving added**
- **Ceiling fans added to both bedrooms in both units**
- **Mini-blinds installed throughout both units**
- **Bathroom floors resurfaced multiple times**
- **Bathtubs resurfaced multiple times**
- **New medicine cabinets installed in both units' bathrooms**
- **New bathroom vanities installed in both units**
- **Kitchen sinks resurfaced**
- **Garage overhead beam stabilized**
- **Laundry room in garage removed to allow vehicles to pull in fully**
- **Cabinets added at end of garage**
- **Interior painted**
- **Exterior painted**
- **Upstairs carpeting removed**
- **Roof patching performed**
- **Fireplaces converted to gas**

Recent upgrades & refurbishment

- **Bathroom floors resurfaced again**
- **Bathtubs resurfaced again**
- **Kitchen sinks resurfaced again**
- **Broken refrigerator parts replaced in both refrigerators**
- **Both dishwashers replaced**
- **Downstairs stove replaced**
- **Both ceiling fans replaced**
- **Various mini-blinds replaced**
- **Original front door knob/lock refurbished**
- **Step added to downstairs back door entrance**
- **Railing added to upstairs front entrance**
- **Upstairs stove hood replaced**
- **Upstairs back door replaced**
- **Security coating added to upstairs back door glass**
- **Upstairs locks redone**
- **Stair landing rebuilt**
- **Part of stair structure rebuilt**
- **One or more stair steps possibly replaced**
- **Non-slip material added to outside steps and landing**
- **Doors on electrical/fuse box area rebuilt**

Post Eaton Fire

- **Attic cleaned out**
- **Attic screened**
- **Crawl space cleaned out**
- **Crawl space screened**
- **Both chimneys cleaned after the fire**
- **Ductwork in attic redone**
- **Ductwork in crawl space likely redone**
- **Both units inspected for termites (on-going)**
- **Termite warranty put in place for both units**
- **Numerous light bulbs replaced**

- **Interiors repainted**
- **Screens repaired**
- **Other minor issues repaired during repainting**