

11806 Bellagio Improvements and Repairs

Foundation - Removed 134 linear ft. of damaged perimeter foundation walls and replacing with new 3000 PSI concrete and #4 rebar (beyond code) foundation. Install new 2x6 pressure treated sill plate including J-Bolts.
Installation 2x6 wood blocking in between floor joists along perimeter walls
Replace approx. 20 linear ft. of existing girder beams with new 4x6 girder beams and replaced 3 existing posts with new 4x4 pressure treated posts
Installed 4 new concrete pier-blocks with 4x4 pressure treated posts.

Sewer Line - Hydro-jetted and found be functioning as intended.
(recommended hydro-jetting every 5 years)

Electrical System - Upgraded and new electrical panel installed.

Plumbing Upgraded and new tankless hot water heater installed

Exterior Drainage Upgraded with French drains to sidewalk and buried gutter drain to Sepulveda Blvd.

Painting - Interior and exterior of house painted (including remediation and repair of all exterior rotted wood and stucco)

Backyard - Shed completely rebuilt and added new windows. Behind house/ garage constructed patio overhang with integrated lighting features.

Interior Improvements - Lighting Replaced all old recessed ceiling lights (bathroom, kitchen, living room) with updated LED replacements and new trim.
- New laundry and refrigerator
- New closet shelving in multiple rooms and storage areas.

Security - Installed driveway gate with electrical source and keypad lock.

Landscaping - Upgraded and improved sprinkler system

Fumigation - Whole house tented and for wood destroying pests