

## Home Features

- All plywood wall construction – nice to know when the wind blows!
- 6-inch wall insulation & energy efficient windows
- Electric, cable and phone lines are buried from the highway eliminating unsightly poles.
- Front of house faces 13 degrees south-east.
- Electric supply sufficient for potential add-on of great room off of foyer.

## Home Improvements

### **Living Room**

- New Oak floor installed. 1<sup>st</sup> floor sanded, screened, and stained to match existing, then varnished with a satin oil varnish for maximum durability.
- Removed window seat for expanded room and above oak flooring.
- All woodwork refinished with 4 step process (note: 4 step process includes cleaning, linseed oil & turpentine rubs, stain, and topping w/ coats of General's seal-a-cell system which bonds to the wood itself and is highly durable).
- New oak shelving, clothing bar replacing vinyl in hallway closet. Also trimmed out in oak.
- Ceiling fan repaired.
- Ceiling and walls freshly painted.
- Door handle problems repaired and all outside door knobs replaced with newer fixtures on ground and 1st floor.

### **Foyer & Half-bath**

- Repaired plumbing leak in ceiling from broken copper pipe (discovered when water turned on).
- Repaired broken seal on toilet, replaced lid, refinished floor area.
- The 6 panel door and all woodwork refinished with 4 step process.
- Ceiling and walls freshly painted.

### **Kitchen**

- New custom built-in table of rare American Chestnut (extinct since the 1020's) finished w/ epoxy.
- New stainless steel appliances – stove, side by side refrigerator and dishwasher.
- Refinished kitchen counter-tops with artistic and durable epoxy resin (heat-resistance to 500 degrees; stain, scratch, UV resistant and anti-microbial... known to outperform granite).
- Enlarged the kitchen pass-through and trimmed out also in American Chestnut.
- Cupboards re-positioned and refinished as needed.
- Wallpaper removed and freshly painted.
- Window trim (and more) replaced with finished oak.
- New kitchen faucet.

### **Dining Room**

- Wallpaper removed and freshly painted.
- All woodwork refinished with 4-step process.
- Ceiling lamp fixture.

### **Master Bedroom, Closet & Bath**

- New plush carpet installed in master bedroom and closet area.
- Replaced a broken 6-panel door and re-finished.
- Closet - Closet light switch re-positioned. Mirrored closed doors and walk-through trimmed out and finished.
- Bath - removed leaking corner shower and replaced with new glass shower unit (1/2 inch tempered glass) surrounded by hand-selected tile cast with aluminum flakes thinsed over beds of durock.
- New granite sink and counter top installed with matching tile surround. Dresser base repaired and finished.
- New faucets, towel bars and fixtures.

- Removed old wallpaper, sanding walls and installed all new paint-finished trim.
- Freshly painted all rooms and all woodwork refinished with 4-step process.

## Bedrooms

- New plush carpet installed in front bedroom.
- Repaired both wooden bi-fold closet doors installing new slats and hardware.
- Front bedroom freshly painted.
- All woodwork refinished with 4-step process.
- Previously unfinished 6-panel wood doors cleaned, sanded and finished with 4- step process.

## Main Bath

- Installed finished trim.
- Previously unfinished 6-panel wood doors cleaned, sanded and finished with 4- step process.

## Oak Stairs & 2 Landings

- Finished octagon window.
- Installed 1920's reclaimed red oak on lower landing
- Installed and finished railings.
- Installed oak trim with finishes where missing.

## Laundry room & Basement finishes

- Reconfigured existing space by installing a formica topped work table over new cabinets.
- Added new shelving and hanging clothes bar.
- New electric (plugs, lighting)
- New sheetrock and existing sheetrock repaired and/or finished, primed and painted.
- New hot water tank installed and laundry tub replaced.
- Break in water supply repaired
- New shutoffs and new copper installed.
- Russian fireplace painted

## Garage

- Garage door panel replaced with new matching Overhead door panel.
- New garage door opener installed by Overhead door. (Wall & remote operators are both available)
- New seal, greased, etc. New insulation and below-ground window closed in.

## Outside

- Cedar-sided outside walls, trims, decks, railing pressure washed, repaired, scraped & sanded. Replaced broken clapboard and house painted in colors of original (solid stain).
- All decks stained and railings painted.
- Front stairs to main entrance rebuilt & railing painted. New steps poured. Brick repointed. New brick laid.
- New outdoor lamps (lamppost, corner turn ground lamp) for front stairs.
- Front porch – repaired steps, re-set brick on walkway and new front porch light fixtures.
- Next to garage - built retaining walls and side stairs using blue stone treads found on premises and an unusual over-fired tan brick. Edged walkway in stone.
- Back deck – new railing (sturdy for sitting) and full-length side steps down into lawns.
- All railings repined with larger new bolts.
- Removed torn lattice protecting septic vent & replaced w/ new corner fence w/ cutouts & painted blue
- New mailbox painted to match trim and fixed on new cedar post on LaFayette road.
- Driveway and turn-around was levelled and 8 yards of run-a crush added.
- Right side broken gutter redirected to new drainage away from house. Also built-up ground and grass crowning.