



Main House Improvements - Interior

- Removal of lath and plaster and install insulation and dry wall
- Build and install (custom) storage cabinets, shelves, and bookcases throughout
- American Clay and Venetian plaster walls
- Repair and refinish hardwood floors
- New carpet
- Tile flooring
- Staircase, windows, window trim, doors, door trim, and base trim- original was restored if possible or replaced if needed; lead encapsulation and paint where indicated using EPA guidelines and standards
- Remodeled kitchen: recessed lights, quartz countertops, wood cabinets, tile, new sink, refrigerator, dishwasher, vent hood, floors, paint

- Additional USB ports/GFI/outlets and electrical to code
- Remodeled upstairs bathroom: floors, drywall, paint, vent, toilet, tile shower installation, sink, custom oak cabinet vanity, copper plumbing
- Toilet downstairs (original vintage sink and bathtub remains)
- Plumbing
- Interior paint or stain on walls
- Washer and dryer
- 74-gallon hot water heater with expansion tank and copper piping
- Acidic purifier for Goodman furnace

Main House Improvements - Exterior

- Double and triple pane windows, sliding glass door
- Support and rebuild south facing foundation, 3 ft addition added to library
- Insulation and protection of entire foundation with foam board
- Exterior paint, caulking, and detailing- lead paint encapsulated and abated using EPA guidelines
- Exterior walls stripped down to studs: Insulation, plywood sheathing, Tyvek protectant, Grace and Water Shield water barrier, exterior siding and trim
- Metal or stone exterior snow protection at base of house and fences
- Roof heat tape and copper gutters with downspouts
- Removal and replacement of all yard dirt contaminants using EPA standards
- New cedar fence
- Raised vegetable boxes
- Landscaping: grass sod, flowers, patio, edible landscaping
- Removal of trees close to foundation
- Replumbed for freeze-free water hose spout (bib)
- GFI outlets and electrical to code

Carriage House Improvements

- Exterior paint and detailing
- West wall stripped down to studs: Insulation, plywood sheathing, Tyvek protectant, Grace and Water Shield water barrier, picture window installed, exterior siding and trim, interior barnwood wall
- Replumbed for freeze-free water hose spout (bib)
- Tile
- Install and finish oak hardwood floors
- Drywall and interior paint
- Custom cabinets
- Walnut wood door and base trim
- Toilet, sink, and custom oak bathroom cabinet
- Recessed lights and electrical to code, plumbing
- Wifi programmable electric base heaters
- Vegetable greenhouse garden boxes with irrigation
- Metal or stone exterior snow protection at base of house
- Copper gutters with downspouts
- French drain east side for water and snow melt drainage