

areas, with new sheetrock added where needed.

All original windows kept on the first floor, with the exception of the bathroom (which had been previously replaced with a metal garden window). Existing hardwood floors were repaired where needed and refinished.

- New wood stairs with railing leading to second floor turnaround
- Second floor addition is, of course, all new — 3 bedrooms (one large master), 1 bathroom, and linen closet. All hardwood floors except for floor tile in bathroom. Lovely herringbone tile work in the shower and all grohe fixtures. Bedrooms all have wonderful light, great views from multiple sides, and beautiful wood Loewen casement windows. The windows and placement were carefully considered to mesh visually with the existing windows on the first floor (mainly from an exterior view).
- Additionally, there's a low-ceiling limited attic space, accessible by pull-down ladder.
- All new roof, venting, gutters and downspouts
- All old clay sewer pipes were removed and replaced with new, modern pipes. French drains were added to improve drainage and groundwater leakage in basement.
- A custom metal basement door was fabricated and installed. The old back staircase was reinstalled with a new landing and railings.
- As mentioned, a small new deck and stairs were added off the dining room french doors
- All new exterior lights installed
- Electrical panels were replaced to meet current code.

Garage was structurally bolstered and partially reframed due to age and dry rot.

- New sheetrock was done as well as some electrical work. The interior garage wall was removed and sliding door replaced with a roll-up garage door, as the city required conversion back to a technically usable parking space.
- The garage got a new roof, venting, gutters and downspouts.
- The east side fence was opened up to allow access to a temporary crushed stone driveway.
- New stucco was done on the entire exterior of the house and garage. This stucco, called a 'Santa Barbara' finish, was chosen for it's smooth faux-finish and the ability to add color to the stucco itself.
- New exterior trim was added and painted.
- Second low-ceiling attic space created over back utility room/kitchen. Access panel located in ceiling of utility room

New fence installed along new west property line in accordance with new lot survey (cost split with neighbor)

2019

Landscaping and patio overhaul (we had planned to install a patio and enclose the yard after our big remodel passed inspection and was finished)

- Side yard was prepped and new patio made of large organically shaped stone slabs was installed
- New gardens and drip system were designed for the backyard & new plants added to existing mature plants and trees in both front and back yards
- A relatively large, mature tree (sadly) needed to be removed from front corner of backyard to prevent any further sidewalk displacement
- New enclosed fence with gate and garbage can corral was built

Kitchen Remodel

- Old cabinets over the cooktop were removed and replaced with a new hood, opening the kitchen up considerably.
- New quartz countertops were installed
- Existing wood cabinets, drawers, and shelves were all painted and all new hardware installed
- Large new sink, garbage disposal, and faucet were installed

2025

- New water heater installed in basement
- New sump pump installed in basement.
- Sump pump housing widened to accommodate a larger pump with a more reliable float system
- New stucco done to repair what I believe were cosmetic cracks in the old, smooth finish.
- New exterior paint

2026

- Downstairs hardwood floors refinished
- Various new lighting fixtures installed