

ENGEL & VÖLKERS®

Exterior Improvements April 2022-2026

All windows inspected annually, and necessary repairs and painting completed. Two new windows installed in 921.

Re-sealed top of chimneys on 923 and repointed brickwork where necessary to address minor leak.

All picket fences removed. Courtyard fence and gate replaced, including all new hardware.

Storage spaces inspected annually and minor repairs undertaken as needed. Grouted all edges where the exterior walls meet the adjoining concrete.

Repaired and painted the concrete pad and adjoining walkway adjacent to the carriage house. It is pressure-washed annually.

Fascia boards on back porches of 921 and 1101 replaced with hardie trim boards.

Removed porch railings from rear porches of both downstairs units, 921 and 1101. Installed custom lattice and rebar privacy screen on 921 porch. Built a private deck onto the back porch of 1101 for additional outdoor living space. Surrounding area landscaped.

Parking pad re-pebbled with granite.

Front of property landscaped. Plantings also added adjacent to 1101 entry on Ott Street.

Front porch floor of 919 removed, waterproofing underlayment added, and replaced with tongue in groove boards. Same work completed on back porch of 923.

New porch lighting for 919 and 1101, front and back.

Repainted metal staircases in rear. Added lattice accents for safety.

Replaced old hose in rear of yellow building with new stainless steel hose and upgraded nozzle.

Water spigot with lock installed in front wall of yellow building.

Front entry staircase to 923 repaired from minor tree root intrusion in concrete, and repainted. Plug-in doorbell installed in 923. Tile on front porch of 1101 repaired and replaced in places, then painted. Brickwork, trim, and ceiling of 1101 front porch repainted. Metal railings on 921 porch repainted. Concrete staircases in front of grey building regouted where necessary, pressure cleaned and/or repainted approximately every other year.

Waterproof box installed between the two buildings for storage of emergency supplies – water meter key and wet-dry shop vac.

Dryer vents and covers checked annually. Cleaned and replaced as needed. Insulated laundry standpipe for 1101.

Interior Improvements April 2022-2026

New custom hand-painted kitchen countertops in 1101.

New kitchen faucets in 919 and 1101. New kitchen sink in 1101. New kitchen cabinet hardware throughout.

New custom vanity, sink, and faucet in 1101. New vanity and faucet in 921. Decorative tile accents added to both. New bathroom hardware and mirror in 1101.

New AC thermostat in 921. All AC floor diffusers replaced throughout.

Upgraded remote-controlled fans in all three bedrooms in 1101. New kitchen and hall lighting in 1101.

New vent fan/light in 1101. New lighting and fans throughout 919, including upgraded remote-controlled fans in two bedrooms and living room. All energy-efficient LED lighting throughout.

Annual fire-safety inspection. Fire blankets installed in each kitchen. Fire extinguishers replaced as needed. Smoke detectors checked.

Each apartment is provided with a magnetic key box to help prevent accidental lock-outs. A ladder has also been provided for each unit, excluding 919 as the tenant has his own.

Extensive painting and wall/floor repairs have been completed during and between leases as needed.

Exterior improvements 2017 – 2022

Wooden security fences replaced on east and north sides; Wooden gate and additional picket fencing added to enclose front yard for 1101 Ott; Picket fencing removed from front of grey building, and replaced with landscaping.

Historic iron railings sanded and repainted;

Historic clay tiles on front porches of grey building stripped and sealed; Rear porch floor and railings of 919 replaced; All other wooden porch floors sealed with water-resistant finish and repainted; All concrete or tile porches, stairs, and walkways repaired as needed, and repainted; Rear metal staircases inspected and found to be in sound condition; metal repainted as needed;

Parking area graded and pebbled with granite; LED motion-activated lighting, dummy camera and signage installed; Courtyard pebbled and landscaped; Metal and concrete edging added; Several compromised trees overhanging the backyard and parking area removed;

Sentricon System installed and termite bond put in place; Bats humanely removed from front porch eaves of 919, mesh installed the length of all soffits in both buildings to prevent future wildlife intrusion.

Custom hatches installed for ventilation and access to crawl spaces of both buildings;
Flexible drainpipes installed to divert rainwater away from courtyard.

Interior improvements 2017-2022

Three of the four HVAC (heat pump) systems replaced, and still under warranty;

All heart of pine floors repaired and refinished;

All apartments repainted throughout;

2” faux wood blinds installed throughout;

Ceiling fans installed to replace light fixtures wherever possible; most existing fans upgraded;
extensive lighting upgrades; vent fan/bathroom light fixture added to 1101 Ott;

All fireplaces fully sealed, and repainted, several with decorative tile added;

Kitchen countertops replaced in 1101 and refinished in 923; Kitchen faucets replaced in 921 and 923;

Several appliances replaced: range, refrigerator, washer and dryer in 923; refrigerator, washer and dryer in 1101 Ott;

All historic cast iron tubs refinished; tile surrounds in both downstairs apartments also refinished;

All bathrooms remodeled with new sinks or vanities, new medicine cabinets or mirrors, new faucets, lighting, and bathroom accessories;

All historic locks checked and repaired as needed; door hardware replaced as needed;

Additional smoke detectors added, new lithium batteries throughout; LED bulbs throughout.