

## 70 NORTH MAIN STREET RENOVATIONS

### 2021 – 1<sup>st</sup> Floor and Insulation

Kitchen	<ul style="list-style-type: none"> <li>• Installed new windows</li> <li>• Installed heat pump to supplement oil heat</li> <li>• Installed new, white island countertop (replaced old butcher block)</li> <li>• Installed new sink and garbage disposal in Island</li> <li>• Removed Backsplash from desk and sink area and painted</li> <li>• Installed new Outside Door and new screen door (screen is in basement)</li> <li>• Installed new faucets</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Had new custom door made between kitchen and study area and installed</li> <li>• Installed custom floor molding</li> <li>• Painted Walls and Ceiling</li> </ul>
Study	<ul style="list-style-type: none"> <li>• Installed custom desk area (by Inspired Closets of Essex Junction)</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Installed new Casablanca ceiling fan</li> <li>• New custom floor molding</li> <li>• Painted walls and ceiling</li> <li>• Removed wall to wall carpet and sanded/refinished floor to create flow on first and second floors.</li> </ul>
Laundry	<ul style="list-style-type: none"> <li>• Moved washer &amp; dryer from basement to first floor. Re-purposed closet to laundry room</li> <li>• Installed custom cabinetry in laundry room (by Inspired Closets of Essex Junction)</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Installed new Washer/Dryer (from Best Appliance in Rutland)</li> </ul>
Downstairs Bathroom	<ul style="list-style-type: none"> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Installed new comfort-height toilet</li> <li>• Moved sink piping from wall to inside the wall so that it no longer freezes in the winter!</li> </ul>
Living Room w/fireplace	<ul style="list-style-type: none"> <li>• Installed new windows in bay window</li> <li>• Repaired original ceiling leaving detail (it took weeks!)</li> <li>• Installed new Casablanca ceiling fan</li> <li>• Installed heat pump to supplement oil heat</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> </ul>

	<ul style="list-style-type: none"> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Sanded and painted ceiling piping to match radiators</li> </ul>
Dining Room	<ul style="list-style-type: none"> <li>• Removed wallpaper from top half of room and painted (bottom half is original leather)</li> <li>• Installed new lights on wall and above buffet</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> </ul>
Bedroom above Kitchen	<ul style="list-style-type: none"> <li>• Removed gas fireplace</li> <li>• Repainted hallway</li> </ul>
Basement	<ul style="list-style-type: none"> <li>• Insulated all outside walls</li> <li>• Installed Thermal Expansion Tank on hot water heater</li> <li>• Installed new electrical panel</li> <li>• Installed two expansion tanks on furnace</li> </ul>

## 2022 – 2<sup>nd</sup> Floor and Painted Exterior of House

Washington Bedroom	<ul style="list-style-type: none"> <li>• Repaired / Painted Original ceiling</li> <li>• Installed LED lighting in ceiling (mix of old and new)</li> <li>• Installed new Casablanca ceiling fan</li> <li>• Installed new windows in bedroom and bathroom</li> <li>• Installed new heat pump</li> <li>• Built new closets (before it was chimney)</li> <li>• Repainted room</li> <li>• Installed electric shades</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> </ul> <p>Bathroom</p> <ul style="list-style-type: none"> <li>• Installed new toilet, sink, LED lit medicine cabinet</li> <li>• Installed new floor</li> <li>• Painted walls/ceiling</li> <li>• Installed electric shade</li> <li>• Installed LED lights in ceiling and over tub</li> <li>• Installed new tub/shower fixtures (FW Webb)</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> <li>• Built new closet</li> <li>• Installed full-length, LED mirror</li> </ul>
Caledonia Bedroom	<ul style="list-style-type: none"> <li>• Repaired / Painted ceiling</li> <li>• Installed LED lighting in ceiling</li> <li>• Installed new Casablanca ceiling fan</li> <li>• Repainted room</li> <li>• Installed electric shades</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> </ul> <p>Bathroom</p> <ul style="list-style-type: none"> <li>• Installed new toilet, LED lit medicine cabinet</li> <li>• Installed new floor</li> <li>• Painted walls/ceiling</li> <li>• Installed electric shade</li> <li>• Installed LED lights in ceiling and over tub</li> <li>• Installed new tub/shower fixtures (FW Webb)</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> </ul>
Bennington Room	<ul style="list-style-type: none"> <li>• Repaired / Painted ceiling</li> <li>• Installed LED lighting in ceiling</li> </ul>

	<ul style="list-style-type: none"> <li>• Installed new Casablanca ceiling fan</li> <li>• Repainted room</li> <li>• Installed electric shade</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> </ul> <p>Bathroom</p> <ul style="list-style-type: none"> <li>• Installed new toilet, LED lit mirror</li> <li>• Installed new floor</li> <li>• Painted walls/ceiling</li> <li>• Installed new shower stall</li> <li>• Installed LED lights in ceiling</li> </ul>
Addison Room	<ul style="list-style-type: none"> <li>• Repaired / Painted ceiling</li> <li>• Installed LED lighting in ceiling</li> <li>• Installed new ceiling fan</li> <li>• Repainted room</li> <li>• Installed electric shades</li> <li>• Striped / sanded / stained floors to match and create flow on first floors</li> <li>• Removed radiator, sandblasted, and painted gold to match other piping</li> </ul> <p>Bathroom</p> <ul style="list-style-type: none"> <li>• Installed new toilet, new sink, LED lit medicine cabinet</li> <li>• Installed new floor</li> <li>• Painted walls/ceiling</li> <li>• Installed new shower stall</li> <li>• Installed LED lights in ceiling</li> <li>• Installed electric shade</li> </ul>
2 <sup>nd</sup> Floor Hallway	<ul style="list-style-type: none"> <li>• Striped and re-painted / stained stairs (removed carpeting)</li> <li>• Hired fork lift to wash (inside and out) large window</li> <li>• Installed LED lighting in ceiling and beside each bedroom door</li> </ul>
3 <sup>rd</sup> Floor	<ul style="list-style-type: none"> <li>• Installed new wall in stairway, painted, and installed LED night lights for stairs</li> <li>• Disconnected gas fireplace in Franklin Room</li> </ul>
Attic	<ul style="list-style-type: none"> <li>• Insulated attic (same as basement)</li> </ul>
Roof	<ul style="list-style-type: none"> <li>• Repaired slate roof on house (some slates had fallen off); Replaced all missing slates; Extra slate, that matches existing roof, in 3-bay garage</li> </ul>

- Painted entire exterior of house and 3-bay garage
- Repaired front porch, stained ceiling and floor
- Installed LED lights on front porch
- Installed lights on 3-bay garage
- Installed lighting inside 3-bay garage

## **2023 – Renovated Carriage House**

- Jacked up entire Carriage House to straighten roof
- Filled in basement and poured cement floor (cement floor is tinted in color)
- Added 2 windows to make windows more balanced
- Replaced all windows to match house
- Installed antique stain-glass window; Outside is covered with plexiglass to protect against birds, the elements
- Roughed in water/sewer in case ever wanted to add a bathroom
- Electric is roughed in (under driveway) but not connected
- Installed custom – made sliding doors (didn't want overhead hardware inside Carriage House)
- Replaced all clapboards with new wood clapboards

## **2024 – Driveway & Walkway**

- Repaved driveway
- Installed stonework around backside of house and back porch; could be a nice patio area. Spaces on each side of heat pumps to plant shrubs if wanted.