

70 NORTH MAIN STREET RENOVATIONS

2021 – 1st Floor and Insulation

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

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

2022 – 2nd Floor and Painted Exterior of House

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

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

- 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.