

1222 4th AVENUE - LIST OF IMPROVEMENTS

STRUCTURAL

- New concrete footings and stem walls
- Wood posts and beams.
- Plywood shear wall with hold downs epoxy dowelled into foundation
- Plywood shear walls on 2nd and 3rd floors
- New stairs from main level to Master Suite.

WOODWORK

- Solid oak custom fabricated stair railings and railing caps at stairs.
- New redwood fence in backyard w/ pressure treated kick plates
- New upper and lower cabinets in Kitchen
- New floating vanities in both full bathrooms

THERMAL & MOISTURE PROTECTION

- Tar & Gravel Roof replaced on September 5th, 2018

DOORS & WINDOWS

- New black Anderson exterior double hung windows at front of the building.
- Historic Edwardian doors and trim repaired and refinished

EXTERIOR

- New exterior paint at front of building and lightwells
- New paint throughout garage and breezeways
- New exterior siding at stairwell
- New backyard landscaping

HARDWARE

- New black doorknobs throughout
- Black kitchen and bath hardware

GLASS

- Frameless glass shower enclosure w/ black hardware on main level
- Black sliding glass shower doors in master bathroom
- Thin framed black mirrors throughout

FLOORING

- Refinished historic 1" white oak slat floors w/ subtle and elegant grey wash and 3x flat polyurethane finish coat
- New white oak stair treads w/ white risers

COUNTERTOPS

- Engineered quartz countertops at kitchen counters and island
- Natural carrara marble countertop at master bathroom floating vanity.
- Versastone solid surface countertop at full bathroom floating vanity.

APPLIANCES

- High-end Bertazzoni 36" Gas Range & Hood
- Samsung Refrigerator
- Samsung Dishwasher

PLUMBING | MECHANICAL

- New water and waste lines to new half bathroom
- Deep clean of existing forced air furnaces & ducting
- New Nest thermostat (WiFi enabled)

ELECTRICAL & WIRING

- New wiring throughout
- New recessed LED lighting in common areas
- New surface mounted lights w/ LED bulbs in bedrooms