

## 1230 Mordecai Improvements

8/13/16

We bought the house, a two story colonial revival with a single story kitchen ell, in March of 1998. At that time the roof had recently been replaced because of damage from Hurricane Fran. Much of the interior water damage (mostly to plaster walls) had not been addressed and we repaired those issues. The remaining work was done mainly in two phases.

2001/2002 - We added a small addition to the kitchen ell's footprint (approximately 5'x12') and built the ell to the same height as the rest of the house. This added area includes the mud room, first floor half bath, master bath, office, balcony, and the attic bedroom. In this phase we also:

- Completely remodeled the kitchen with new flooring, cabinets, Silestone counters, and stainless steel appliances. Finished the new first floor half bath and mudroom to it's current state.
- Moved the attic stairs to the current location.
- Installed a dual zone geothermal HVAC system. The attic and second floor are served by a split unit which consists of an air handler in the attic and a heat pump in the basement utility room. The basement and first floor are served by a package unit (the air handler and heat pump are housed in the same cabinet) in the basement utility room.
- Replaced virtually all of the supply and waste plumbing and installed a hot water convection loop.
- Installed new 200 amp electrical service (buried from the street to the house), and replaced virtually all of the old knob and tube electrical wiring.
- Installed state of the art closed cell polyurethane foam insulation in all of the areas that became accessible during the addition, including the attic and all of the ell's walls.
- Finished attic playroom and bedroom and installed attic skylights.
- Finished all of the remaining areas of the addition to the "rough-in" stage.

2014/2015/2016 – We completely finished the rest of the addition areas (basically the 2<sup>nd</sup> floor of the ell), finished the basement, refurbished the garage and installed the driveway, and installed the patio.

- Finished Master Bath oasis. This included the Bain Ultra air jet soaker tub, vintage salvaged and reconditioned sinks and toilet, and a spacious custom shower with frameless enclosure. All enhanced by the gorgeous Silver Travertine tile.
- Completely refinished upstairs hallway bath with new vanity, counter, tub and Silver Travertine tile to match the master bath.
- Finished Basement, creating a 3 room In-Law suite with inside and outside entrances. Featuring cork flooring in the big Family Room, carpeted bedroom(with large closet) and bonus room, a new 3<sup>rd</sup> full bath with Silver Travertine tile and a uniquely appealing vanity area, as well as a second set of washer/dryer hook ups(for stackable). In addition, all the plumbing and electrical for a basement kitchen has been stubbed into place, so conversion into a true apartment setting is simple a straight forward.
- Installed the large (26' x 19') Northeast brick raised Patio (with reclaimed brick walls) which connects with the spacious (22' x 10') North Porch and the kitchen/eating area to create an inviting outdoor area for entertaining or just relaxing with the family.
- Restored Garage by lifting the roof system by five feet and supporting it there, then removing the walls underneath as well as the original, crumbling foundation and floor. Next, we installed a new turndown slab foundation/floor and a driveway to Chestnut Street. Then we rebuilt the walls with original materials while also reconfiguring the layout to accommodate a double garage door facing the new driveway, French doors facing the back yard, and an entry door leading to the gravel path to the house. Lastly we installed a large Marble patio to match the front walk.

- Installed direct vent gas hot water heater.
- To complete the home's transformation we removed the original siding from the South and West elevations. While it was down, we stripped it clean to prepare for fresh paint by soaking it in a lye bath and then passing it through a planer. While the siding was removed, we also repaired sheathing and sill issues, installed a double layer of house wrap and installed dense packed fiberglass insulation into the remaining uninsulated exterior wall cavities. After reinstalling the siding, we painted the house a fresh new yellow, similar to the first layer we found on the siding while stripping.
- We put great time and effort into saving and restoring the home's original windows by removing them all, replacing any broken or cracked panes, replacing window glazing as needed, stripping, sanding, and painting each of them. Then, while reinstalling them, we replaced ropes as needed and installed new weather stripping before finally putting them back into place.
- Finally, great effort was devoted throughout our work to uncover the historic beauty of the house. Countless hours were spent painstakingly stripping trim and hardware of nearly a century worth of paint, in some cases almost ¼ of an inch of paint was removed. We also took great care to try to match as closely as possible the new trim and finishes to the old. Hopefully, those who come behind us will have a hard time telling where the old ends and the new begins.

#### Special Features:

- Dual zone Geothermal heat and air.
- Closed Cell Polyurethane Foam Insulation.
- Custom fabricated Stainless Steel roofing system under Balcony.
- Fire retardant paint/primer in attic and kitchen.
- 2<sup>nd</sup> Kitchen stubbed in in basement (between column, stairs, and bedroom).
- Silver Travertine (stone) tile in three full baths.
- Completely restored original windows.
- Floors – bamboo, cork, Silver Travertine tile, oak, pine, carpet.
- Washer/dryer hookups on 2<sup>nd</sup> floor and in finished basement.