

SIGNIFICANT UPGRADES

PERIOD DETAILS/INTERIOR RESORATION

- Paint removed from all interior door hardware/locks and doorknobs; reinstalled revealing crystal knobs
- Removal of carpet from upper stairs and upper floor
- Refinished hardwoods on main level /stairs and upper level; new oak heating registers on main level
- Interior spray of all millwork/doors/windows
- Replacement of all failed glass in windows/French doors in living, dining & office
- Repair/rebuild of inoperative south living room windows; Jim McKeown Stained Glass
- Rebuild living room fireplace
- Repair/regrouting of all three fireplaces
- New chimney caps and tuckpointing of chimney in office/primary
- New cedar roofing overhang living room fireplace
- All main level walls skim coated for smooth finish

HEAT, ELECTRICAL & WATER

- Removal of all knob and tube electrical throughout; Repairs made to electrical panel
- GFCIs added to kitchen
- All new switches/outlets and dimmers installed throughout
- New Nest thermostat/zoned
- New furnace, heat pump/AC throughout; reinstated previously decommissioned duct in upper bedroom. Fan added to increase air flow throughout main floor for more efficient heating/cooling
- New on demand hot water heater

POWDER ROOM UPGRADES

- New toilet installed
- Waterworks faucet/hardware & lighting

SAFETY UPGRADES

- New co2/fire alarms
- New ADT alarm panel
- Earthquake retrofitting

ATTIC UPGRADES

- Patched all roofing openings
- Repaired attic framing
- Removed all old insulation and installed new insulation
- Significant roofing repairs to prevent rodent intrusion/roof longevity
- Two solar fans added to roof to keep upper floor cooler in summer
- Full house rodent remediation and ongoing monthly pest control
- Ceilings opened in each room on upper floor; full rodent cleanup/removal
- All insulation removed and replaced in attic
- New vapor barrier in crawl space

KITCHEN

- Cabinets sprayed
- New pendant lighting
- New cabinet hardware
- Tile removed and hardwood floors installed
- New Miele dishwasher
- New garbage disposal

UPPER FLOOR

- New lighting fixtures in all rooms
- Lutron dimmers installation
- New washer/dryer circuits and plumbing routed/added to upstairs
- New washer and dryer upstairs
- Custom window seat/pillows

UPPER BATH

- New toilet
- Waterworks hardware added-shower/showerhead/bars
- New wall heater
- New exhaust fan routed outside attic
- New plumbing to sink and hot water recirculation to get hot water fast
- New valves to shower/bath faucet

PRIMARY SUITE

- New En-suite bath added
- Waterworks empire 6ft soaking tub
- Waterworks fixtures/lighting/marble
- New custom closet doors in bedroom

EXTERIOR

- New front door with Baldwin hardware/mortise lock installed by Bergman Doors
- New exterior paint
- Replaced all broken cedar roof shingles & patched where needed
- Tuckpointing on porch off dining
- New intake & exhaust vents
- All downspouts replaced/rerouted to drain onto 35th
- New hose bibs
- Replaced broken trex deck boards
- Replaced damaged cedar siding throughout
- Regouted and resealed CMU foundation blocks
- Reinforced/pin piles added to upper retaining wall and skim coated
- Electric car charging added at street

LANDSCAPING

- New gardens/plants Twig Landscape
- New in ground /zoned six zone irrigation system - can be controlled via app
- New fence/gate
- New side & front paths
- New Pennsylvania bluestone retaining wall and stairs on lower patio
- Three large Leylands removed to improve view

SEWER

- New clean outs installed on street
- Sewer rooted and repaired

BASEMENT

- CMU regrouting
- Replaced glass in two broken windows
- New carpeting & paint

› [HERITAGEREALTY.COM/MADRONA-COLONIAL](https://www.heritagerealty.com/madrone-colonial)

HERITAGE

HERITAGE RESIDENTIAL, LLC



LANCE NEELY
lance@heritagerealty.com
206.854.2140

[HERITAGEREALTY.COM](https://www.heritagerealty.com)