

2020 Water Street SW

Exterior:

Total repaint of the siding, doors and window trim.

New windows were provided and installed on the ground and second floor levels.

The living room windows were returned to their original size and shape.

The front porch entry roof was rebuilt and returned to approximate the historic picture. Deteriorated support columns were removed and structural supports were installed, concealed in the walls and running into the crawl space below where they were anchored in new concrete footings per structural engineer design. The brick pilasters adjacent to the front door were repaired and cleaned.

The back porch and rail were rebuilt completely due to extensive rot. The porch and on the south side of the home was rebuilt completely due to rot.

The front porch rail was replaced with a new painted rail to match the historic picture.

The eyebrow soffits above the windows on the front of the home were replaced and rebuilt to match the historic picture.

Replace bevel cedar siding as needed.

A new, ½ lite style back door was installed.

All new gutters and downspouts were installed.

The roof was cleaned thoroughly.

The deteriorated rake trim and soffits were replaced.

Interior:

All interior walls, ceiling and trim were prepped and repainted.

The damaged living room hardwood flooring was replaced with the same species flooring. Extensive animal damage warranted its replacement.

The balance of the hardwood floors and base trim throughout the home were prepped and refinished.

The hardwood stairs treads running from the main floor to the second floor were replaced. Original risers were retained and refinished. Animal damage warranted the tread replacement.

Uneven areas of the kitchen floor were removed and a new subfloor & tile floor was installed throughout.

Kitchen and main floor bathroom plumbing and drain lines were repaired and replaced. New toilets were provided and installed.

The stairs and handrail from the first floor to the basement were returned to the original straight line configuration. They had been modified to stop short on a landing in the basement and continued with two steps down on the side.

Interior window trim was replaced and painted.

Repaired wall & reinstalled wall base furnace vent grille.