

Exterior

Installed exterior termite resistant wood siding and new painting.

Stone veneer siding and porch columns

New fireproof asphalt shingle roof and gutters/ leaf guards, include a new single membrane roof under the upper deck, partially covering the lower bedrooms.

Added the porch framing and roof structure.

Upgraded to double pane windows in the living room, bedrooms and two bathrooms.

Rebuilt the upper deck.

Added the lower deck and all the walkways and stairs, including load bearing columns to support the weight of the hot tub.

Fireplace chimney was tuckpointed.

Added the hot tub.

Added propane gas firepit.

Added the outdoor shower and cedar decking.

Concrete added to the South side of the house to divert hillside drainage.

Added the stone entrance wall, including a 40 watt power outlet for electric car charging

Built the retaining wall, creating the two dedicated parking spaces.

New landscape irrigation and lighting system installed.

Interior

Upgraded the structure seismically by providing additional cross beams in the living room.

Provided new concrete footing for the fireplace

Provided new concrete footings for the South/Road side of the house, as well at the two new lower-level bathroom additions.

Rebuilt all interior stud walls.

Rebuilt the stairs structurally to the lower level.

Rebuilt the loft to support proper weight of two humans.

Installed new R30 insulation in the exterior walls and ceilings.

All plumbing was replaced, including a new septic line to the city main line.

All electrical/ lighting/ switches/ outlets were replaced and brought up to code, including adding a new 200 amp electrical panel and sub-panel for the HVAC unit.

Installed a new heat pump heating/cooling system and ductwork installed/cleaned.

Installed a tankless water heater

Installed a new whole home water filter system.

Two full lower bathrooms were added, including plumbing fixtures.

New copper soaking tub and sinks were added.

New jacuzzi type tub added to main bathroom

48" x 48" Skylight over tub was installed.

Upper level ½ bath was added new.

Laundry, stacked washer and dryer, was installed.

New wifi, security, and noise alert systems were installed.

Finishes and Fit Out

New stone/ porcelain flooring throughout.

New wood wainscot and ceilings.

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Timothy Alan Gaydoski 3/8/2026

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New wood doors throughout.

New antique tin ceiling in kitchen was installed.

Kitchen and counters were completely built new with new appliances and sink.

Fireplace changed to natural gas. Stone was tuckpointed.

Oak bookcase at stair was added.

Counter tops in Bathrooms were built new.

Ceiling fans installed in bedrooms.

Exhaust fans installed in the bathrooms.

Most furniture (except beds) and design elements were procured from local antique shops.

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