

To: Lee DeForke

From: Caryl Hubert

1827 Broadway Owner's Statement of Repairs/Improvements Done since 1999

2000-2008 Refinished floors upstairs and down, built carport, and concrete was slate tiled, added closet in 3rd bdrm, Cedar fence in back yard, enclosed side porch for utility and storage, installed new Kraftmaid kitchen cabinets, flooring, countertops, backsplash and appliances. Central a/c & heat replaced. Added mock fireplace in family room.

2008 Hurricane Ike put 6" water in house. Prior to that reports state -0- water inside. The property was fully insured. All work done by professionals with proper permits and city inspections.

2010-2014 Sheetrock 4' up replaced. Downstairs baseboards replaced. Washer Dryer closet added in kitchen. Designer all wood maple cabinets, flooring, granite. All new appliances. Entire house repainted inside and out. Original oak floors downstairs sanded lightly and polyurethane.

Slate roof replaced. GAF "True Slate". New aluminum gutters and drain spouts.

Upstairs Decks resurfaced, railings replaced. All exterior steps and rails rebuilt using treated lumber.

Siding repaired w/cypress milled wood.

Windows reglazed and weights restored.

Electric Water heater installed in closet upstairs..

Ducts added to downstairs and all A/C grills and all attic ductwork replaced.

Downstairs bath completed with shower, sink, beadboard added

Galvanized gas lines replaced to mock fireplace in family room.

Dutcher Shutters of Pearl River, LA rebuilt all Shutters to replicate original cypress shutter destroyed in IKE. (there is a picture of 1827 Broadway on their website advertising custom work)

2014 Entire house was completely re-wired, including service box. All original 1910 knob & tube wiring disconnected and/or removed.

All fans, light fixtures and hardware replaced. Upgrade/add Cabinets & Beadboard upstairs bath.

Lennox A/C ; Dining room heatpump Ductless Mini-split unit added when house was rewired.

Outside 14 seer high efficiency AC unit Lennox installed

2015 Carport storage closet added. Aluminum fencing added on front and side yard.

All water lines, valves and spigots repiped with PEX system.

AC attic unit replaced.

Custom Stained Glass installed in entry.

2018 New Concrete sidewalks, curbs and driveway from lot line to street replaced.

2019 Garage Door Opener replaced.

Exterior trim repaired/replaced/painted on upstairs decks and porch.

*Caryl Hubert*