

From the seller

The following is the list of the work we did on the Gale house:

Kitchen – The kitchen was taken down to the studs; new plumbing and electrical were installed; the old flooring was removed and new oak floor was installed to match the rest of the house; new appliances except for refrigerator (cooktop, vent hood, double ovens), new cabinets with undercounter lighting, honed granite countertop. Crown molding added. Subway tile backsplash.

Bathroom – Bathroom was taken down to the studs, the old floor was completely removed and new floor joists were installed, plumbing and electric was replaced, new cabinet doors, new toilet, pedestal sink, bathtub, wall sconces. Nothing was left of the old bathroom but the studs. I think the bathroom tile is

marble. I originally wanted a travertine but the supplier didn't have enough of it so I had to substitute. I will look it up and get the exact name.

Floors refinished throughout the house. New light fixtures throughout the house. Dimmers installed throughout the house.

Bedroom closets were enlarged.

Sunporch – New arched windows were installed. New slate floor. Wall sconces and built-in cabinets and shelves were installed.

Crown molding installed in living room and dining room.

New front door and back door.

New 30-year roof on house and garage. A lot of the wood on the garage was replaced.

New cabinet and door hardware.

Sheetrock was repaired throughout the house.

All new paint interior and exterior and garage. New exterior lighting on garage and rear of the house.

All rotten wood was replaced on the windows.

The exterior and interior paint is Sherwin-Williams and Benjamin Moore.

I told Tony I wanted Hardi-plank on the sunroom enclosure around the arched window facing the driveway and I assume that's what I got.

The exterior shutters on the sunroom facing the street are new and were custom.

I think that's about everything. For all practical purposes it's a new house. The only thing I haven't replaced is the light over the front door and I will probably end up replacing that. I hated not to leave anything original to the house. I'm still debating a door knocker. There's a working doorbell but I think a knocker would look nice. I'll decide after the door goes in.

The good thing about the house is there won't be any surprises. A lot of the expensive work was structural, like the bathroom, and doesn't show but it means there won't be any

unpleasant surprises. I was very impressed with Tony's subs. The kitchen cabinets are as good if not better than mine, and I'm seriously picky.