

Some recent work at 1217 Market:

Main House:

Additional landscaping and tree work

Old open cell foam insulation under house removed and replaced with
new closed cell foam insulation

Replacement of rotten / deteriorated wood on exterior including virtually
all new siding on dormers

Installation of new gutters (helps prevent water damage to siding, windows, etc)
A few existing gutters repaired but most are new

Entire exterior of house repainted with premium grade Sherwin Williams paint

House roof was completely re-decked with plywood (not particle board) and
raised profile wood-look composition roof was installed

Gutter downspout extensions added

Interior:

Wood floors refinished

Extensive sheetrock work to upgrade finish throughout house

Entire interior repainted (except master bath). All sheetrock and baseboards,
moldings etc repainted with low voc paint

Many lighting fixtures replaced/ upgraded. Entry fixture is from an 1880's
Uptown New Orleans house

Top down/ bottom up custom window coverings in Library, Dining, and Living
Rooms

Upstairs AC and Heat replaced with all new 16 SEER system

Kitchen ice maker replaced May 2022

Kitchen cooktop replaced May 2022

Kitchen window overlooking rear gardens added 2021. Cabinets were
reworked at the time. Cabinets entirely refinished and under cabinet lighting
and above cabinet lighting was added

Most carpeting was removed from house including stairwell.

New luxury carpeting installed in Master Bedroom and one upstairs bedroom
May 2022.

New Ceiling fans installed on rear screened porch

Main electric panel meter box replaced May 2022

Major plumbing replacement of PVC pipes under house 2021

Downstairs package unit AC serviced for best operation

Alarm system upgraded, including adding the ability to control from phone app,
and cellular operation

Rear apartments building:

New hi-profile composition roof installed May 2022

Rotten wood replaced on stairs, siding, and trim.

Entire exterior repainted with premium grade Sherwin Williams paint

Stairs re-stained

Most all lighting fixtures and ceiling fans were replaced with upgrades

Entire interior of both apartments completely repainted

New dishwasher installed in downstairs apartment.

Photocell controlled rear alley security lighting installed

Rekeyed for simplicity and security

Garage:

All rotten board and batten siding was replaced

Entire exterior of garage repainted with premium Sherwin Williams paint

Upgraded lighting installed on exterior including photocell controlled security
lighting for parking and alley

Misc:

Built in fountains restored to working condition

New Irrigation timer installed for landscape and lawn irrigation