

411 Hilton Renovation Log

Completed September – November 2017: (Completed by Ohler Construction)

➤ Interior and Exterior:

- Fully replaced old HVAC system with brand new high-efficiency Lennox Fresh-Air A/C unit and horizontal furnace system (10-year warranty)
- Relocated furnace from kitchen pantry to attic
- Replaced all ductwork and vent covers

➤ Exterior:

- Put up approximately 210 linear feet of fencing with two gates
- Replaced leaking roof on Mudroom
- Replaced all rotten wood on Mudroom roof and exterior wall
- Miscellaneous touch-up painting to match original paint colors
- Replaced front doorbell button
- Fully refinished and resealed both front and back doors

➤ Interior:

○ Mudroom:

- Replaced all rotten wood on rear interior wall, floor, and window seal
- Installed new tile flooring
- Installed shoe molding
- Painted ceiling and walls

○ Laundry Room:

- Installed new tile flooring to match Mudroom
- Installed shoe molding
- Painted ceiling, all wood paneling on walls, and door/window trim
- Replaced hot and cold water valves for washing machine
- Installed new light fixture
- Installed vent in ceiling for better heating and cooling

- Kitchen:
 - Custom built brand new cabinets along refrigerator wall
 - Added an outlet behind the new cabinets for custom microwave shelf
 - Replaced all original wooden cabinet doors to match new cabinets
 - Replaced all cabinet hardware
 - Installed shoe molding
 - Custom painted interior and exterior of all cabinets
 - Replaced original countertops with custom-stained concrete countertops
 - Replaced range hood over oven and had it raised approximately 11 inches
 - Added to tile backsplash to cover space under the range hood
 - Re-routed range hood to vent through the roof rather than into the attic
 - Replaced oven with brand new GE gas range
 - Removed old hanging lighting fixtures and patched ceiling holes as needed
 - Painted ceiling
 - Installed dimmable LED recessed lighting fixtures
 - Replaced sink and faucet
 - Converted original door by refrigerator into a custom-built pocket door
- Kitchen Pantry:
 - Rerouted furnace and all necessary wiring/gas line to attic
 - Full demo of original shelving and ceiling
 - Installed new bead board ceiling
 - Restored and installed new bead board on walls as needed
 - Installed new tile flooring
 - Installed 5 rows of custom wrap-around shelving
 - Painted ceiling, walls and shelving
- Back Bedroom:
 - Installed crown molding
 - Replaced original light fixture with dimmable LED ceiling fan
- Back Bathroom:
 - Installed crown molding
 - Installed new GFCI outlet
 - Replaced light fixture with hanging fixture from bedroom
 - Removed old vanity and replaced with pedestal sink and new faucet
 - Touch-up paint on ceiling and walls as needed
- Hallway:
 - Installed crown molding
 - Replaced broken attic entry with heavy-duty fire resistant aluminum entry
 - Painted new attic entry

- Hallway Bathroom:
 - Turned toilet to face towards back bathtub
 - Replaced rotten flooring under the toilet and re-tiled floors as needed
 - Removed pedestal sink and replaced with 48-inch vanity and new faucet
 - Installed new GFCI outlet
 - Replaced light fixture with hanging fixture from middle bedroom
- Middle Bedroom:
 - Installed crown molding
 - Replaced original light fixture with dimmable LED ceiling fan
 - Walled-off doorway to front bedroom with new boards
 - Painted entire wall to match the others
- Front Bedroom:
 - Full demolition of walls, floors, tile ceiling and lighting
 - Custom trim installed around windows and doorway
 - Installed crown molding, base boards and shoe molding
 - Walled-off doorway to middle bedroom with new boards
 - Restored original bead board ceiling
 - Replaced rotten support beam underneath the original flooring
 - Installed, stained, sealed new wood flooring to match original floors
 - Installed drywall on the three exterior walls
 - Painted ceiling and all four walls
 - Replaced original light fixture with dimmable LED ceiling fan
- Office:
 - Installed crown molding
- Living Room:
 - Replaced original ceiling with drywall
 - Installed dimmable LED recessed lighting fixtures
 - Installed crown molding
 - Re-wired lights to be on a new three-way switch
 - Refinished very front flooring to match original floors (approx. 450 sq ft)
- Dining Room:
 - Re-wired lights to be dimmable and to be on a new three-way switch with Living Room lights

Completed January 2018:

- Full-perimeter termite prevention system installed around exterior of house
 - Installed and monitored by Terminix

Completed April 2018:

- Large front oak tree extensively trimmed and cleaned-out
 - Work completed by Lee's Trees – Lee Carpenter (Certified Arborist)