

## Detailed description of the rehabilitation project

### 3210 S Lander Street, Seattle WA 98144

Overall, the house renovation work was meant to adapt the home to suit the needs of our family and included turning our 2nd floor single bathroom configuration into a 2 bathroom set-up (one for the master bedroom and one for our kids' bedroom) along with reclaiming of an unused space that we turned into our master closet. The first floor entailed expanding the size of our kitchen island, renovating the entirety of the kitchen cabinets, seating areas, and installation of an open wall system to allow air and light to circulate throughout the floor and connect the space to the basement. The basement was entirely re-imagined by taking away existing but hard to use closet spaces to open up the space to create an open space for a bonus entertainment area and workspace. The entire house was repainted, the floors were entirely re-sanded, and the electrical system was completely upgraded. The garage roof had been leaking during heavier downpours and we repaired the existing battens and re-sealed it to keep the space dry. The house was equipped with high efficiency split units for the 2nd floor to provide cooling and heating elements to each bedroom, each bathroom was equipped with heated floors, and the rest of the house had its furnace adapted to enable cooling (in addition to heating). All new tile work was done on 3 bathrooms (including 2 full bathrooms on the 2nd floor and one 3/4 bath on the 1st floor).

- Basement renovation scope:
  - o replacement of single-pane steel casement window with new, larger double-paned glass window (to improve insulation, to improve natural light flow into the basement, and enhance security);
  - o replacement of exterior storm door (to improve natural light flow, enhance protection against water/rain/flooding);
  - o re-painting of entire basement walls and ceiling;
  - o replacement of one basement stairwell wall with screen wall (to improve air flow, to improve natural light flow)
  - o addition of insulation between basement walls (to address musty smell of water);
  - o electrical upgrade / light fixtures throughout basement;
  - o new flooring (to improve walkable surface area and address uneven floors)
- 1<sup>st</sup> Floor renovation scope:
  - o Complete renovation of kitchen (including cabinets, electrical, plumbing, lighting, backsplash, and countertops)
  - o replacement of existing dining room kitchen wall with screen wall adjoining stairwell to basement (to improve air flow, to improve natural light flow)
  - o upgrade light fixtures throughout kitchen and dining area;
  - o enhance 1<sup>st</sup> floor bedroom / study (new paint, new lighting, new flooring)
  - o modification of 1<sup>st</sup> floor bathroom from a full bathroom to a powder room (new tile, new lighting, new vanity, new low-flow toilet)
  - o addition of glass pane underneath main home stairwell to provide additional light into basement area
- 2<sup>nd</sup> Floor renovation scope:
  - o addition of new solar-powered skylight (to improve natural light, to improve air flow)
  - o removal of existing one full bathroom to create two new full bathrooms (one with a tub, one with a standing shower) – includes all new tiling, new vanities/countertops, heated flooring, new lighting, new cabinets/storage, and 2 new low-flow toilets
  - o refurbishment of existing original doors / door handles for both 2<sup>nd</sup> floor bedrooms

- creation of a new walk-in closet for master bedroom with new storage and lighting elements
- new lighting fixtures throughout the entire 2<sup>nd</sup> floor;
- new attic insulation
- Garage roof repair / renovation:
  - Removal of clay tiles, all boards, underlayment, and ridge caps
  - Installation of ponding metal 2 layers high temp Ice & Water shield; elevated Battens and 2x2's
  - Reinstallation of all Clay Tiles and installation of PVC under each row of tiles newly installed

Representative photographs of rehabilitation work and photographs of the site and building (interior and exterior) prior to and after rehabilitation; submit as a single PDF 8.5 by 11 document labels identifying each image and whether the photograph was taken before, during, or after construction:

Basement Stairwell (Before):



Basement Stairwell (After – during construction):



Basement (Before):



Basement (finished product: new window, new flooring, paint, new electrical, etc):



1<sup>st</sup> Floor Kitchen (before):



1<sup>st</sup> Floor Kitchen (finished product):



1<sup>st</sup> Floor Dining Area (before construction):



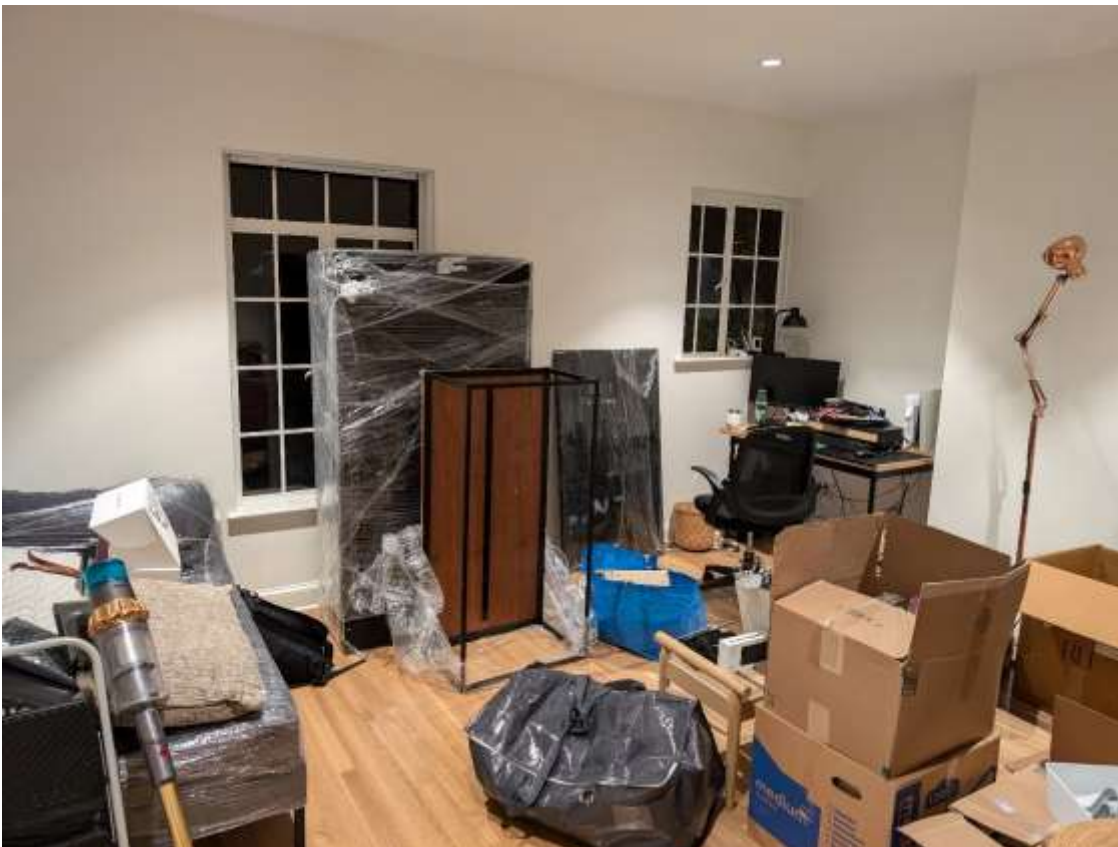
1<sup>st</sup> Floor Dining Area (after construction):



1<sup>st</sup> Floor TV Room (before construction):



1<sup>st</sup> Floor TV Room (after construction – expanded & now includes an additional window):



1<sup>st</sup> Floor bathroom (before construction):



1<sup>st</sup> Floor bathroom (after construction – notice no window since it was added to the TV room):





2<sup>nd</sup> Floor single bathroom configuration (before construction):



2<sup>nd</sup> Floor new bathroom #1 (finished product):

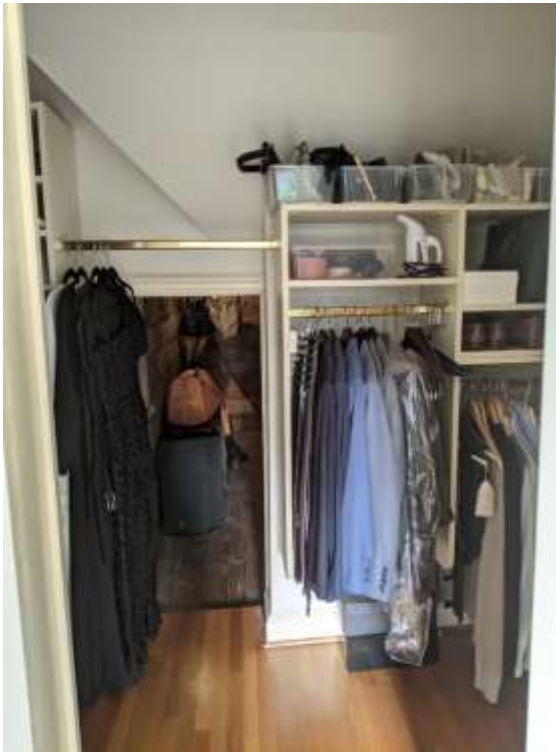


2<sup>nd</sup> Floor new bathroom #2 (finished product):





Master bedroom closet (before construction):





Master bedroom closet (finished product):



Garage Roof (repair work & finished product):

