

Improvements to 35 Laurel Avenue since 1975

2019

- Kitchen & pantry update: new quartz countertops, stainless steel sinks; new refrigerator and dishwasher; lighting, GFCI outlets; repainted walls; replaced cabinet handles
- Smoke & CO alarms installed on each floor
- Sanding and refinishing of floors in 2nd floor bedrooms
- All asbestos removed from steam heating pipes in basement
- Exterior of house repainted; minor repairs to front porch deck
- Replaced exterior outlets with GFCI outlets
- Fireplace and chimney cleaned and inspected
- Wireless Cellguard alarm monitoring added to ADT alarm system (does not require ground line telephone connection)

2017

- Replaced skylight over stairs to 3rd floor
- Added rubber roofing to perimeter of rear porch roof

2015

- Smoketite lining for fireplace and chimney; installed chimney cap

2014

- Updated 2nd floor bathroom: new Corian countertop on vanity with integrated sink; replaced exhaust fan and duct; new light fixtures, light switch with integrated night light, and GFCI outlet
- Wallpaper and painting of living room, dining room, and sunroom
- Rebuilt steps to front porch; installed two wrought iron railings

2013

- Installed Burnham gas boiler
- Landscaped – planted perennial garden at northeast (front) corner of grounds

2012

- Installed left garage door opener
- Replaced driveway with concrete composite
- Replaced wall next to driveway in collaboration with uphill neighbors

2011

- Installed 40 gal gas hot water heater
- Installed built-in microwave oven and fan over range
- Wallpapered and repainted interior of house (except for living room, dining room, and sun room)
- Replaced ceilings in kitchen and the two south-facing bedrooms
- Replaced exhaust fan in 3rd floor bathroom

2010

- Replaced railing on rear 2nd floor deck
- Resurfaced roof with asphalt shingles; repaired flashing around chimney, dormers, and vent pipes
- Repointed and repaired furnace chimney, installed chimney cap
- Installed rubber membrane roofing over front porch and dining room oriel windows
- Rebuilt railing above front porch, with new posts and finials
- Replaced wooden garage doors with aluminum garage doors

2009

- Landscaped planting and shrubbery beds along east and south perimeters

2008

- Installed cedar fence with steel posts along rear half of east boundary

2004

- Repointed chimney

2003

- Installed custom-built bookshelves in 2nd floor study

2002

- Landscaping- new plantings around front porch

2001

- Aluminum storm gutters with leaf guards

1998

- Installed grounded electric line to garage
- Installed right garage door opener, overhead fluorescent lighting fixture, and wall outlet

1993

- Installed two-zone central AC
- Refinished basement – carpeted family room with electric baseboard heating and suspended ceiling; laundry room with vinyl floor tiles and utility sink; bathroom with shower; installed raised platform and wall shelving in furnace/storage room and exterior vents for furnace air supply; carpeted stairs
- Remodeled 3rd floor, removed interior walls to create one large room; installed 3 skylights, built-in closets
- Upgraded electrical service to 200 A; new circuit breaker box; rewired basement, third floor, and two-thirds of outlets and fixtures on 1st and 2nd floors
- Insulated attic, third floor; insulation blown down into walls of 2nd floor
- Custom-built bookshelves in living room and 2nd floor family room
- Sanded and refinished hardwood floors on 1st and 2nd floor

1992

- Rebuilt brick side walls on each side of front steps

1990

- Replaced stone retaining wall on east side of property

1989

- Installed alarm system
- Installed 7 California closet systems
- Installed vanity cabinet, medicine cabinet with mirror, and cabinet above toilet in 2nd floor bathroom

1987

- Installed membrane roof over 2d floor rear roof
- Built 2nd floor rear deck
- Replaced original slate roof with asphalt shingles
- Installed miniblinds in 2nd floor windows

1986

- Remodeled pantry, installed Arlington Ash cabinets

1985

- Linoleum floor in kitchen and pantry
- Replaced wooden hatchway with steel bulkhead for rear access to basement
- Remodeled 3rd floor bathroom; installed vanity cabinet, sink, and faucet; replaced plumbing for sink and shower; linoleum floor; installed ceiling exhaust fan
- Installed dedicated forced hot water heating loop and radiators on 3rd floor
- Repointed exterior brick on house, garage base, and chimneys

1982

- Remodeled kitchen:
- closed off door from kitchen to rear entry, opened up wall between pantry and rear entry
- Installed Arlington Ash cabinets, sink, dishwasher, and garbage disposal in kitchen
- Installed tiles on walls above kitchen counters
- Rewired and installed kitchen outlets
- Installed baseboard steam radiator in kitchen
- Moved gas line for oven

1980

- Installed wall tiles on upper section of 2nd floor bathroom tub/shower
- Installed linoleum floor in 2nd floor bathroom
- Installed fiberglass insulation in attic above ceiling, behind knee walls, and over 2nd floor ceilings behind knee walls

1978

- Converted oil burner to gas burner; removed oil tank from basement

1977

- Exterior repainting – shingles sanded down to bare wood to remove all lead paint

1976

- Rebuilt front porch: Rebuilt columns, replaced rotted support beams; repaired deck; new plaster ceiling
- Replastered ceilings in living room and sun room

1975

- Installed triple track aluminum storm windows and screens
- Installed jalousie storm windows on 3rd floor
- Installed aluminum storm doors at rear entry and 2nd floor deck