

TUTTLE HOUSE CONDOMINIUMS

DESCRIPTION OF RENOVATIONS

- New poured concrete foundation with footing and basement drain into town drainage system
- System Platon – vertical drainage system installed to prevent water from entering basement
- 8” crushed stone beneath basement poured concrete floor
- New chimney bases built to accept chimneys after move
- Chimneys and fireplace have been rebuilt. All five fireplaces functioning
- New roof sheathing ½” plywood
- Bituthane roofing membrane covering entire roof surface beneath shingles
- New IKO 30 year architectural shingles
- All exterior walls will have a second wall frame inside the existing wall to create a cavity of at least 10” to allow a great amount of cellulose to be blown in
- Insulation: blown dry pac cellulose
 - Walls – R40
 - Ceiling – R60
- Fiberglas: Basement ceiling – R30
- New Marvin Integrity Windows will be installed through out. Pine interior. Aluminum Clad exterior
- All new exterior trim: Corner boards, fascia, frieze, soffit, and water board, window and door trim.

- Raindrop house wrap w/ vertical ribbing applied around whole house to allow siding to breath
- New cedar clapboard siding with twenty year factory applied paint
- New shutters to replace old
- All new interior trim replicating original window, door, fireplace, baseboard and crown molding
- All new interior five panel Simpson wood doors with new hardware
- New exterior doors with hardware
- Hot water heat system using radiators with individual thermostatically controlled valves
- All new plumbing: town water and sewer, two and a half baths per unit, laundry and kitchen, outside sillcocks
- All new wiring: underground service, two new 200 amp circuit breaker panels
- Photovoltaic panels installed on roof set up for net metering
- Interior wall and ceiling surfaces will be covered with gypsum board then a skim coat of plaster will be applied
- All interior and exterior surfaces will be painted using Benjamin Morre paint
- Kitchen and bath cabinets manufactured by Conestoga Cabinet manufacturing, plywood construction with hardwood frames and doors
- Counter tops will be granite
- Tile will surface bath floors and shower and tub shower walls
- All new plumbing fixtures, light fixtures and appliances will be provided and installed.

- One car garage with electric door opener and man door, per unit will be built
- Landscaping will include: paved drive, walkways from drive to front and back doors, bluestone stone patios, and a seeded lawn.