

1 Cedar Chine Improvements

The architectural design and planning for the residence improvements were commissioned through Robert Griffin, Principal Architect of Griffin Architects, P.A. The project involved a comprehensive renovation of the home's exterior, incorporating significant structural, aesthetic, and durability enhancements while maintaining architectural integrity and long-term performance.

Exterior Improvements

Comprehensive Exterior Renovation

- Removed the existing exterior finishes down to the structural sheathing, including the roofing system, skylights, siding, chimney, and original front porch entrance.
- Conducted a thorough inspection of all exterior sheathing and insulation, replacing any materials not meeting excellent condition standards.
- Installed ZIP System® sheathing throughout the exterior envelope to enhance structural integrity and weather resistance.

Roof Enhancements

- Reconstructed the primary roof structure to incorporate a shed dormer, significantly increasing natural light within the interior living spaces.
- Increased the pitch of the front-facing roof peaks to improve architectural balance and curb appeal.
- Installed Owens Corning Duration® 30-year architectural shingles.
- Added Guardian permanent roof anchors for improved roof safety and maintenance access.
- Installed new custom copper flashing at all roof-to-wall and roof-to-surface transitions to minimize the risk of water infiltration.

Architectural Details

- Installed custom decorative cedar brackets at all roof peaks, designed by Robert Griffin and fabricated by Mill Creek Post & Beam Company.
- Rebuilt the chimney utilizing a combination of stucco and natural stone finishes in accordance with the architectural design plans.
- Installed twin Jack Arnold copper chimney pots atop a custom-fabricated copper chimney cap.

Masonry and Stonework

- Reconstructed the home's stone foundation surround to accommodate the installation of a continuous stone water table around the entire perimeter.
- Completed all stonework associated with the new front porch addition using full-dimension natural stone for enhanced durability and appearance.

Front Porch Addition

- Constructed a custom-designed front porch featuring a copper roof, copper gutters, and copper rain chains.
- Incorporated low-maintenance Azek® and Boral® composite building materials where appropriate to enhance longevity and reduce upkeep requirements.
- Installed custom millwork crafted by Square Peg Fine Carpentry.
- Installed a brick paver porch floor set in sand with a cemented perimeter, including matching stairs and landing.

Entry Features and Exterior Finishes

- Installed a custom-designed mahogany front entry door.
- Added Charleston-style gas lanterns from Carolina Lanterns & Lighting at the front entrance.
- Installed James Hardie® shingle siding to replicate the appearance of traditional cedar shakes while providing superior durability and reduced maintenance requirements.

Porch Interior Finishes

- Installed Hunter Original® ceiling fans throughout the front porch.
- Installed a stained tongue-and-groove beadboard ceiling.
- Integrated Acrobat® LED accent lighting within the porch ceiling to provide enhanced ambiance and architectural illumination.

Building Envelope and Moisture Protection

- Wrapped the entire exterior with Tyvek® weather-resistant barrier and a Keene rain-screen system to improve moisture management and energy performance.
- Installed lead-coated copper flashing around the perimeter base of the exterior walls to provide additional long-term protection against water intrusion.

Exterior Electrical and Lighting Upgrades

- Replaced all existing exterior electrical receptacles and added additional outlets where required, including dedicated holiday lighting outlets in both the front and rear porch ceilings.
- Installed perimeter floodlighting to enhance exterior illumination, security, and nighttime visibility.

- Installed a Ring® video doorbell system and supplemental exterior security cameras.
- Installed a new Trane® HVAC system serving the main level.

Gutter and Drainage Systems

- Installed new 6-inch half-round gutters in a bronze finish with integrated leaf protection systems and matching round downspouts. The front porch gutter system was constructed in copper to complement the architectural design.

Window Replacement Program

- Removed all original windows on the main and second levels and modified window openings in accordance with the architectural plans developed by Robert Griffin.
- Installed Sierra Pacific Westchester double-hung windows with simulated divided lites throughout the residence, including upgraded window screens.
- Installed Sierra Pacific Aspen windows in the upper-level bathrooms.

Site Features and Exterior Architectural Enhancements

- Reconstructed the mailbox surround using full-dimension natural stone and installed a new mailbox and Charleston-style gas lantern from Carolina Lanterns & Lighting to complement the home's exterior improvements.
- Extended the full-dimension stone wall at the lower-level entrance, wrapping it around the entryway to create a cohesive architectural appearance.

Rear Deck Improvements

- Enlarged the rear deck roof structure to provide increased weather protection and usable outdoor living space.
- Installed a waterproof tile deck system designed to protect the lower level from moisture intrusion.
- Added Hunter Original® ceiling fans throughout the rear deck area.
- Installed matching 10-inch by 10-inch cedar columns on both upper and lower levels.
- Installed stained tongue-and-groove beadboard ceilings.
- Integrated Acrobat® LED accent lighting within the ceiling system to enhance evening ambiance and architectural character.

Interior Improvements

Flooring and Architectural Features

- Removed all ceramic tile flooring on the main level, with the exception of the primary bathroom, and installed hardwood flooring throughout.
- Installed, stained, and sealed reclaimed cedar beams throughout the main living level.
- Installed a reclaimed antique door with custom finishing between the dining room and kitchen.

Kitchen Renovation

- Completely reconfigured the kitchen layout and installed custom cabinetry featuring an oversized center island, quartz countertops, and upgraded hardware throughout.
- Installed premium stainless-steel sinks and upgraded plumbing fixtures.
- Installed a Kohler Aquifer® reverse osmosis water filtration system with a dedicated beverage faucet.

Professional-Grade Kitchen Appliances

The kitchen was outfitted with a premium suite of professional-grade appliances, including:

- Wolf Legacy® 36-inch dual-fuel range with six burners.
- Zephyr® 36-inch stainless steel range hood with internal blower.
- Wolf® 30-inch Professional drop-down door microwave oven.
- Wolf® 30-inch single wall oven with Wi-Fi connectivity.
- Sub-Zero® 42-inch side-by-side refrigerator/freezer with professional handle package and Wi-Fi connectivity.
- Miele® 24-inch dishwasher featuring concealed controls and integrated cutlery tray.

Primary Bathroom Renovation

- Completely reconfigured the primary bathroom and installed new custom cabinetry, plumbing fixtures, bathtub, oversized walk-in shower, and ceramic tile flooring, creating a substantially upgraded primary suite experience.

Additional Interior Improvements

Primary Suite and Bedroom Enhancements

- Installed custom shelving and organizational systems within the primary bedroom closet.
- Installed new carpeting throughout all upper-level bedrooms and the lower-level bedroom.
- Installed Hunter ceiling fans in the primary bedroom and upper-level landing.

Fireplace Renovations

- Removed and reconstructed the main-level and lower-level fireplaces.
- Lowered the hearths to floor level and installed new floor-to-ceiling natural stone surrounds.
- Added new gas log fireplace systems to enhance both functionality and aesthetic appeal.

Bathroom Improvements

- Renovated all upper-level bathrooms with new ceramic tile flooring, tiled tub and shower surrounds, glass shower enclosures, and updated plumbing fixtures.

Interior Millwork and Architectural Finishes

- Installed new trim throughout the main and upper levels, including all windows, doors, and closets.
- Added custom-milled tongue-and-groove wainscoting in the den and kitchen.
- Installed new decorative hardware on all interior doors.
- Installed a new exterior access door in the kitchen.

Lighting and Electrical Upgrades

- Replaced existing lighting with warm LED recessed fixtures throughout the residence.
- Upgraded light switches throughout the home and incorporated dimmer controls for enhanced lighting flexibility.

Window Treatments

- Installed custom wood plantation shutters on all main- and upper-level windows, including those within the garage.
- Installed custom Roman shades in the kitchen.
- Installed Hunter Douglas Parkland® wood blinds with decorative tapes throughout the lower level.

Mechanical and Security Systems

- Installed a new ADT wireless security system.
- Installed new garage door openers featuring myQ® smart technology.
- Installed a new 50-gallon gas-fired water heater and whole-house hot water recirculation pump.
- Installed a new main water shutoff valve at the service entrance.

Site and Landscape Improvements

Driveway and Grading

- Removed the existing paver driveway and circular drive at the front of the residence.
- Regraded the site to create a more functional and level parking area.

Landscaping Enhancements

- Completed a comprehensive landscape renovation of the front and side yards.
- Constructed a low circular natural stone retaining wall and installed a pea gravel parking surface.
- Added extensive new plantings, including magnolias, Norway spruce, rhododendrons, Little Lime® hydrangeas, drift roses, and other ornamental landscape materials.
- Installed new sod throughout the front and side yard areas.

Landscape Lighting

- Installed a low-voltage exterior lighting system featuring integrated lighting within the stone wall, uplighting at porch columns and the chimney, and accent lighting throughout landscape planting beds.

Site Utilities

- Installed a new water hydrant adjacent to the front porch for improved exterior water access and landscape maintenance