

AGOSTINO RESIDENCE - SEATTLE

Improvements made since acquisition.

4/02/23

I initially purchased this home in the final stages of construction as a new home. With respect to the History of what has been repaired/replaced or renovated since the purchase of this home I have identified the work below that has been done. It was my decision if something needed to be repaired or replaced it was done so at the time it was notice.

Exterior

ROOF

A second layer of Poly-vinyl roofing was installed over the existing poly-vinyl roofing as suggested by the roofing contractor. This provided double protection from roof leaks. To date there have been no roof leaks in the house or garage.

In addition, a new improved metal parapet cap was installed replacing the original cap.

All insulated Solar Bronze double doomed Skylights have been replaced.

PAVING:

Driveway, Entry Walkway and Concrete Ramp

The concrete driveway had minor cracking with a step-up entry at the front door and no formal access to the waterfront. The driveway and walkway to the entry was removed and replaced with a new level entry to the front door. The front door and Schlage Hardware have been replaced.

A formal concrete ramp was installed down to the waterfront.

Exterior Deck to the Garage.

The exterior Deck attached to the garage was replaced twice and two years ago tile was installed matching the tile used for the Second and Third Level decks.

Exterior Siding

The original exterior siding for this home was rough sawed shingles with exposed glue lam beams and trim.

In 2002, all the individual shingles used on the exterior elevations including all the rough sawn trim was removed and replaced with Cedar siding and trim. Both sides of the Cedar siding and trim received two coats of factory installed stain. All siding was installed in accordance with the new design including all exterior joints to be beveled and caulked.

Upon the completion of the siding the house was scaffolded and painted to cover all exposed nail heads and to further extend the siding protection from the weather. All exposed concrete footings were finished painted to match the color of the siding. The entire exterior of this house including the garage door, all exterior doors have recently been painted within the last two years, with Sherwin Williams Emerald Paint which is their top of the line exterior paint for residential.

Third and Second Level Exterior Decks and Railing.

The wood cap and railing, plywood decking on both decks were removed and replaced with new wall base plates, joists, and decking. A new wood top cap railing was installed and painted. Years later both decks received new porcelain tile and the railing was repainted.

Replaced Steel Saddles for Third and Second Level Decks

At the base of the two posts holding up both decks the Metal Saddle attached to the concrete Sono Tube had become bent and needed to be replaced. Two new custom Saddles were designed using additional steel by adding four (4) triangular struts welded to the underside of the Saddle insured more durability and support.

Artificial Turf

Both the front yard and waterfront existing lawns were removed and replaced with Artificial Turf. This was accomplished without changing the existing landscaping.

Hot Tub and Decking

The Hot tub was installed over 6" thick of Styrofoam and set on 6" x 6" timbers on top of 5" inch thick concrete pad at the bulkhead.

Along the bulkhead is a continuous hedge of Red Azalea plants featuring Malibu, Pagota, LED landscape lighting. An additional 24, LED perimeter recessed lights were installed along the Fascia and steps of all the Trex decking. The decking was designed to enhance the existing landscaping and allow a perfect view of the sound.

Interiors

THIRD LEVEL:

Carpeting:

Commencing at the base of the stairs adjacent to the Dining Room, up the staircase past the Master Bedroom and the Guest Bathroom along the Catwalk to the Guest Bedroom is new carpeting and pad.

Guest Bathroom

The fiber glass shower enclosure was replaced with new tile including a new tile floor pan. The existing carpet was removed and replaced with new porcelain tile flooring and base.

The HVAC system was changed from an Electric System to a Gas System and the heating unit for the third floor only was installed in the bathroom storage closet. In addition, remnant carpeting was placed in said closet for a more finished and comfortable flooring. At the Lower-Level at the NW side of the house, is the Air conditioning Unit for the third floor only.

The entire Guest Bathroom has been recently painted along with the inside walls of the Staircase as well as the Balcony Wall facing the entry.

Master Bedroom and Sitting Room

Major remodeling of the Master Bathroom included plumbing modifications, wall removal, cabinet changes, new equipment replacements and a new tiled 4' by 8' Shower. The Violet Paradiso shower tile was replaced with a Black 12" by 24" Porcelain Tile. *(All tile used throughout this house if not natural stone, it is Porcelain Tile).* Chrome Schluter was incorporated as a feature strip between the horizontal courses of tile. In addition, the carpeting in the bathroom was removed and replaced with Black Galaxy Granite tiles that feature small copper metal flakes throughout the tile flooring. All bathroom equipment including the beveled mirror, beveled mirror medicine cabinet, custom built cabinet and sink, water closet, tub, replaced that which existed. The Maxx jetted tub computer chip was replaced twice and is no longer made. The tub is in good operating condition and works fine with the exception that the jetted tub aspect no longer works.

The highlight in the master bathroom is sitting in the deep-dish tub and looking through the opening in the wall at the Sound and constant boat traffic both commercial and Private plus the surfboard rowers. Opening the drapes and the sliding glass door during warm weather allowing the soft warm breeze provides a pleasurable experience that is not easily forgotten.

Custom built cabinet with heavy duty full extension glides on all drawers and beveled mirror surround including glass fixed shelves for bath linens and finished with a granite tile counter.

The original carpet and pad have been replaced twice in the Master Bedroom, Closet and Sitting Room. The fireplace fronts in each room have been enhanced by adding tile. The Flue in the Master needs to be opened and closed by hand from within the box. The fireplace Flue in the Sitting Room opens and closes at the face plate on the fireplace. All light fixtures are on Lutron Dimmers.

In the last two years the existing drapes in both the Sitting Room and Bedroom have been replaced with new Sheer Drapes

Throughout ownership all insulated glass on the water side, regardless as to the floor level, due to the intense heat from the rising sun to the east in the summer, causes the insulation barrier to fail and thereby allowing moisture between the glass panes. When this happens, they have been immediately replaced with new insulated glass panels inserts and as the technology continues to improve there have been less failures. The frames never need to be replaced as the insert is the window.

MID LEVEL

The Mid-Level is between the Third and Main levels within the house. It is the access point to the garage from the house and the location of the Powder Room.

The Powder Room has a recently replaced Koehler water closet, new floor tile and base. Above the greenhouse window is a canned light that illuminates the Powder Room.

MAIN LEVEL

The Front Door Entry provides access to the Main Level. The major remodeling on this level included the Entry, Laundry Room, Kitchen, Fireplace, and Family Room. Both the new Beige wall tile and Black Silver Portuguese porcelain floor tile were added to the entry and Guest Closet/Laundry Room. The Guest Closet was remodeled to include the laundry washer and dryer with Cherry veneer wood Custom Cabinets. The Blaporcelain tile continues into and throughout the Kitchen. Upon entering the Kitchen is a custom-built display area with glass shelving for wine and cocktail glasses bordered by Glass encased cabinets.

All cabinetry throughout the Kitchen is enlarged custom built Cherry Wood Laminate Cabinets both above and below the counter, with pull out drawers on heavy duty full extended glides. The remodeling included a new walk-in pantry with a finished plastic laminate counter and melamine shelving both above below the counter.

All the kitchen equipment was replaced with the top-of-the-line equipment including a Viking Microwave Oven, Viking Self-Cleaning Electric Oven, Viking Gas four burner range with Griddle and a Self-Cleaning Gas Oven, Monogram 48' Side by Side refrigerator and freezer, Meili Dishwasher (replace 5 months ago) and a undercounter Sub Zero Wine Refrigerator.

All new lighting was installed in the Pantry, Kitchen, and Family Room. In addition, there is lighting above the cabinets and below the upper cabinets. All recessed canned lights are on Lutron dimmers allowing the light to be adjusted as needed. All the counters throughout are Red Dragon Granite.

The existing use brick fireplace which serviced both the Family Room and the Living Room, was covered on all four sides with the Coppertone Portugal Porcelain tile featuring a small accent of Ulti Inni, Italian Mosaic Metal Brass Tile. There are two Brass and glass fireplace screens stored on site that have not been replaced.

The Dining Room wall has proportionate cut mirrors, which reflect all boat traffic coming through the channel. There is a tiled Glu Lam Bean that is exposed over the dining room table. The Living Room is sunken below the Dining room. Both the Dining Room and Living Room have new carpeting and pads. The Living room carpet and pad continues down the stair well to the Lower Level.

Throughout the house, excluding the drapes in the Master Suite, all the exterior glass has window coverings, which are a thin set wood Blinds, by Nanik.

Both the Middle and Lower Level are heated and air condition by a separate system, just for those two floors, which consists of separate gas heating located in the storage room on the lower level and an air conditioning unit is located at the NW side of the house.

LOWER LEVEL

The lower level begins with its own recently tiled foyer, featuring a built in Totem Pole, a Vaulted Wall Papered full bathroom and storage closet under the stairs. In the larger open areas to the north is the Office, with an outstanding view of the water, a two-way fire place with Brass and Glass doored Screen on each side. The Family Room and Mirrored Bar are to the south plus a fully tiled Cedar Sauna. Adjacent are the wine cellar and storage rooms. The floor has a designer Forest Green carpet that has a repetitive geometric design.

LANDSCAPING

FRONT YARD:

The front yard is boarded by a 10' - 12' Cedar Pyramidales and a Wax Leaf Hedge of the same height. These are both evergreens and not Deciduous trees/hedges. Separating the two levels in the front yard is a Chinese Box Wood Hedge adjacent to a wooden railroad ties beam wall, that feature a Japanese Blue Silver Pine tree. The geometric designed lawn is set in Artificial Turf.

SIDE YARDS

The south side had ground cover adjacent to the concrete ramp.

The north side consists of four planter boxes and a paver walkway with Red Photinia and mixed plants.

WATERFRONT

The waterfront features two trees, one that is a Japanese Red Lace Leaf tree and the other a Red Thin Maple Leaf tree, which has been professionally trimmed to be open, expanding the view from the lower Level. Centered in the middle of the yard is an elliptical Artificial Turf lawn, boarder, by Red Azaleas and an Oxford Gray Trex walkway to the Hot Tub. The upper deck is Merlot Trex Decking sitting on top of the bulkhead, with an unobstructed view of the saltwater Channel, leading to the Government Locks.

IMPROVEMENT DATES

1984	Painted the Exteriors & Trim of the house.
1985	Replaced vinyl deck covering for the 2 nd & 3 rd Decks
1986	Tiled the Guest Bathroom Shower
1988	Miscellaneous Window Insert Replacement
1989	Replaced the Siding on the Garage Door Carpeting in Master/Sitting Room
1991	Replaced Carpeting the Lower Level
1992	Replaced the Water Heater
1994	New poly vinyl roofing and Parapet Cap over the garage only Replaced the Front Door and Schlage Hardware

- 1996 Cleaned all Chimney Flues
- 1997 Replace the Dryer
Replaced Carpeting in Family Room
- 2001 Remodeled the Sitting Room, Master Bedroom and Bath
- 2002 Replaced the Entire Second and Third level Decks and Railings
Converted Electric to Gas Heating
- 2003 Replaced the Garage Door Opener
- 2004 Replaced all Exterior Rough Sawn shingle siding and trim with new Cedar Siding. All siding had two coats of factor stain applied on both sides of the cedar.
Scaffolded the house and painted all Exterior siding and trim to cover exposed nail heads.
New poly vinyl roofing and Parapet Cap over the House only
Rewired the house for Cabling.
Replace the siding on the Garage Door
- 2005 Replaced the Washer
- 2006 Replace the Driveway, Walkway/Steps to Entry and Ramp to waterfront.
Added new Can Lights in the Master and Sitting Room
- 2008 Miscellaneous Window Insert Replacement
- 2009 Demolished and remodeled the Kitchen, Laundry Room, and Family Room
- 2010 Replaced the Dryer
- 2013 Replaced the Heating Unit for the Third Level only.
Replaced all Exterior Sconces
- 2015 Tiled both the 2nd and 3rd level Decks
- 2016 Repaired Structural Piers and adjusted the height for both the 2nd and 3rd Decks
Removed the existing lawn areas in the front and waterfront areas and replaced with Artificial Turf
- 2017 Built in a new hot tub and Trex Deck
Added LED lighting to the perimeter of the Deck and landscaped areas.
- 2019 Replaced all drapes in the Sitting Room and Master Bedroom
Replaced all Carpeting in the Dining Room, Living Room, Staircase up to the Guest Bedroom and Stair as down to the Lower Level
Replaced carpeting in the bathroom and at the bottom of the stairs in the Lower Level with Tile