

## **The House that Patience Built**

The homeowners loved the view, but not the low ceilings, awkward chopped up spaces throughout the house and high utility bills. The initial request was for vaulted ceilings, multiple envelope improvements and a cosmetic remodel of the kitchen and first floor bathrooms. They wanted the home to be beautiful, functional, safe, energy efficient and worthy of the fantastic lot it was located on.

This house had problems. Built in 1944, barged to a waterfront lot in 1948, added onto with a two-story addition in 1973, it needed a seismic retrofit. After the start of construction, it was discovered the house had been set on fill dirt from a nearby landslide 70+ years before and that a large decommissioned underground fuel tank had leaked for the better part of several decades. 75% of the home had to be demolition and 500 cubic yards of contaminated soil were removed leaving the homeowners with the relative freedom to incorporate many desired amenities into their project, that the original structure could not support, provided the original footprint was not exceeded.

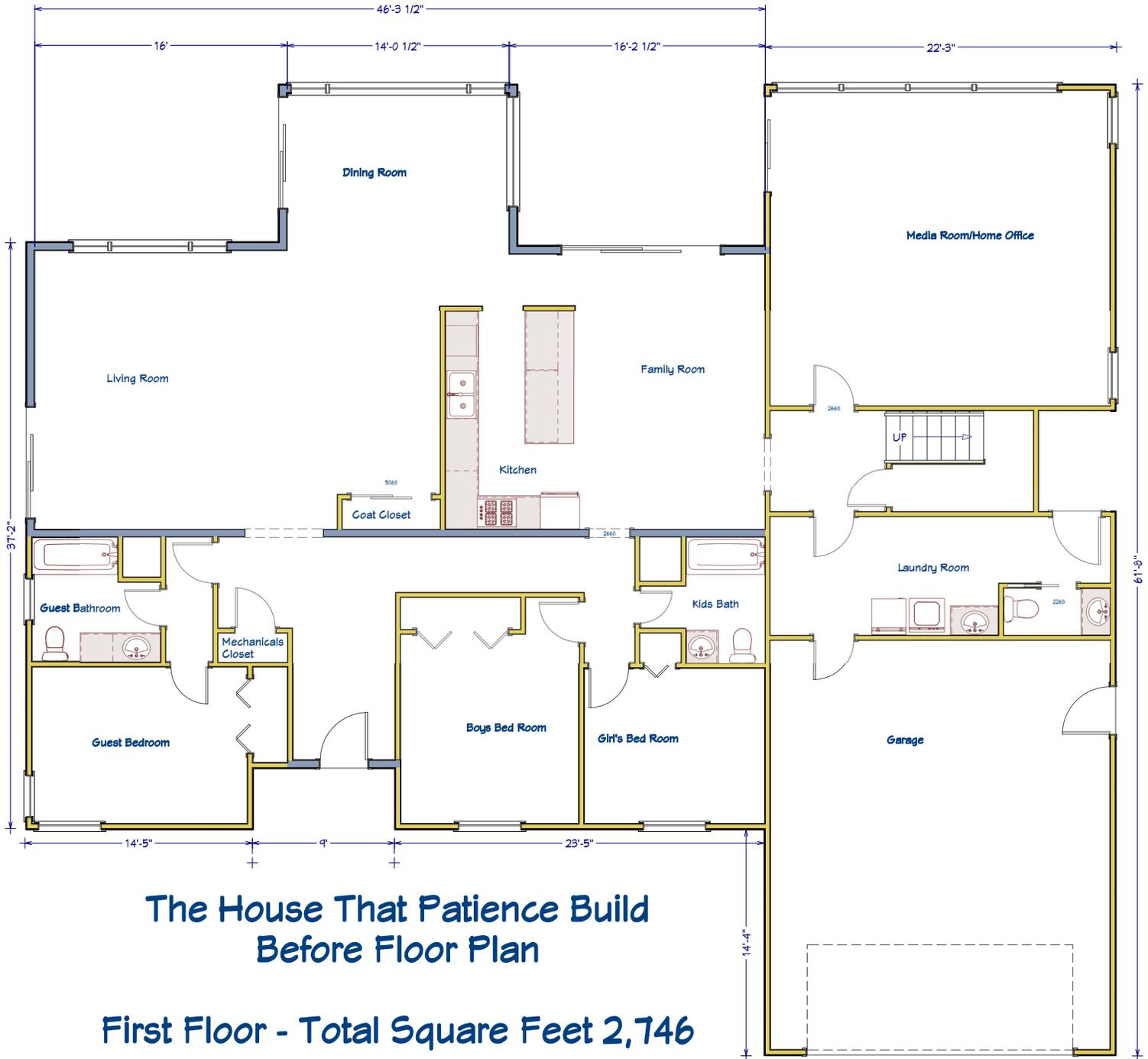
The remodel transformed this house into a stunning and energy efficient home that brings joy to the homeowners and harmonious family life.

### Supplemental information-The House that Patience Built:

Objective was to incorporate high durability, low maintenance materials throughout the interior and exterior of the home

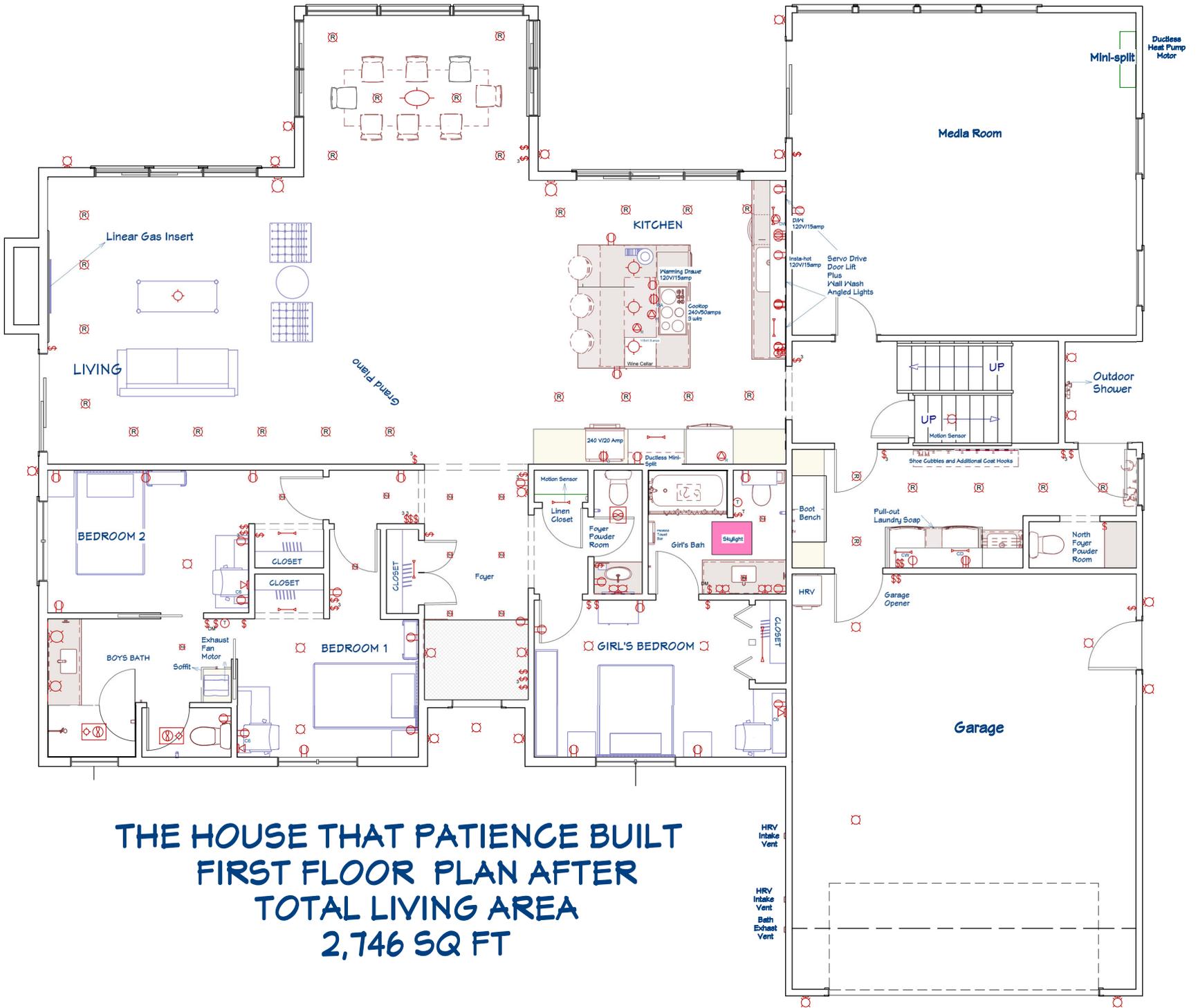
- High efficiency windows and doors by Kolbe and skylights by Solatube and Velux
- A combination of spray foam (bringing 2"x4" exterior walls to code) and batt insulation
- A 4'+ high rat slab for the space efficient location of mechanicals (carefully sized for tidal surges)
- Multi-port ductless mini-splits, hydronic heating (first floor only), a heat-recovery ventilator, electric resistant heat in master bathroom and new exhaust fans in each bathroom & the laundry room ensure even heating/cooling and good indoor air quality throughout the house
- James Hardie Artisan series cementitious siding
- 16" standing seam extruded on site metal roofing
- Azek multi-width decking

- All cast iron and lead plumbing pipes were replaced; all new kitchen, laundry and bathroom fixtures were incorporated
- The entire house was rewired, and electrical panels were replaced to accommodate an improved lighting scheme, generator, alarm system, automated window blinds and more
- All new sheet rock with kerfed jambs on all doors and windows
- All new flooring throughout
- All new interior doors
- New Miele kitchen appliances
- New Pental quartz countertops throughout
- New Mendota fireplace

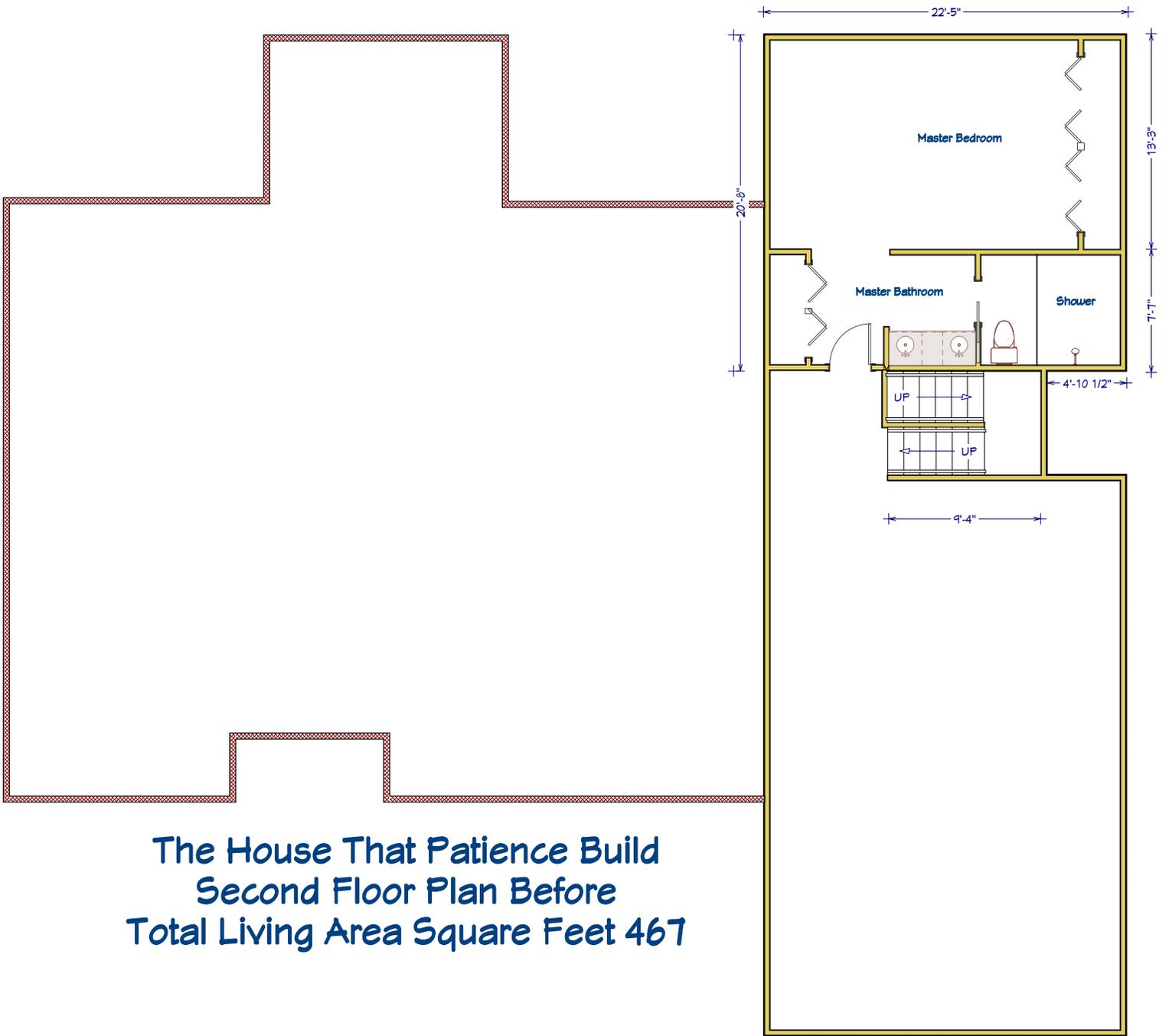


**The House That Patience Build  
Before Floor Plan**

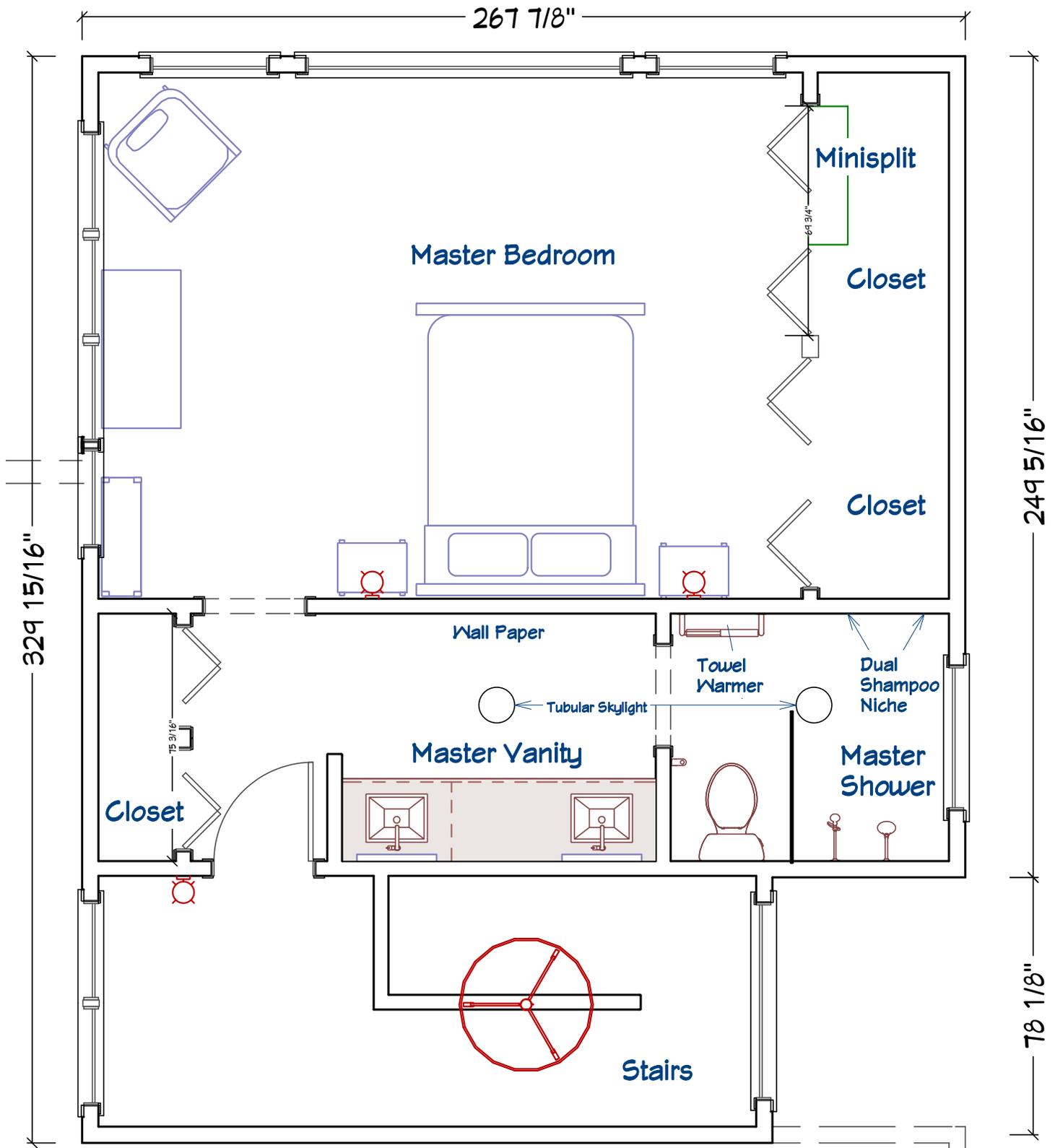
**First Floor - Total Square Feet 2,746**



**THE HOUSE THAT PATIENCE BUILT  
 FIRST FLOOR PLAN AFTER  
 TOTAL LIVING AREA  
 2,746 SQ FT**



**The House That Patience Build  
 Second Floor Plan Before  
 Total Living Area Square Feet 467**



THE HOUSE THAT PATIENCE BUILT AFTER  
 SECOND FLOOR PLAN AFTER  
 LIVING AREA 467 SQUARE FEET