

Flood & Restoration

Lower level took on 4-6" of water in Sept 2023 from Hurricane Lee. Penobscot Cleaning did immediate cleanout, removing flooring and wallboard. Heated lower level to kill any airborne mold. Lower level remained unoccupied and unrestored until the full restoration completed in 2025.

1. TC Hafford Basement Systems installed three window well covers, Waterguard drain system on interior perimeter walls, sump pump and whole-floor dehumidifier. Lower portion of studs replaced with steel studs. Perimeter walls finished with Everlast panels and chair rail (sheetrock remains above chair rail).
2. Acadia Building Company finished the interior framing and footing boards with pressure-treated lumber. Interior walls finished with Everlast panels and chair rail (sheetrock remains above chair rail).
3. Installed new flooring for entire lower level. Installed new bathroom vanity. New interior doors. Repainted entire basement and ceiling.
4. Radiators installed in laundry room and bathroom (Hillard Walls Plumbing); heat pumps installed in suite and NE bedroom.

2025 projects unrelated to flood:

Lower level: Replaced paperboard ceiling in lower-level NE bedroom, bathroom, laundry room. Installed recessed lighting. NE Bedroom: Replaced window, built out closet

Main/upper levels: Replaced railing in loft. Heat pump installed in main living level. Installed recessed light in top stairs.

Updates since January 2010

- 2010 Replace well pump
 Replace front stairs (Prebble Reach Construction)
- 2011 Replace back decks (Prebble Reach Construction)
- 2012 Began residing the house (Prebble Reach Construction)
 Regraded lawn (Jensen Rich)
- 2013 - 2015 Resided house & garage (McLoughlin Carpentry, Mike Modeen)
- 2016 Build boiler room in garage (George Lauriet), replace boiler (Hillard Walls Plumbing)
 Radon system installed in laundry room (Air & Water Quality Inc.)
- 2020 Replaced asphalt driveway with crushed stone (Harold MacQuinn, Inc.)
- 2021 - 2023 Built out the garage (sistered the joists, installed drywall (Mike Modeen), lighting (Robert Hall Electric)
- 2022 Installed new garage door (PDQ Door – uses MyQ app for remote access)
- 2023 Installed new bathtub in lower level bathroom (Bathfitters, do not use any scrubbing bubble cleaner, it will ruin the finish)
- 2025 perimeter walls in lower level: Installed perforated drain (Waterguard system), replaced wood studs with metal studs to chair rail, installed inorganic wallboard (Everlast panels) and chair rail; installed window wells in utility room, bathroom, and laundry room windows; installed sump pump with triple backup and battery backup (TC Hafford Basement Systems).
- Interior walls in lower level: replaced wood studs and footing boards with pressure treated lumber; replaced ceiling in portion of lower level; replaced windows, installed closet, installed recessed lighting in northeast bedroom; installed recessed lighting in hall and laundry room; installed new flooring throughout; installed new vanity in bathroom; replaced loft railing in upper level.
- Installed radiators (laundry and lower-level bathroom); replaced well-water holding tank (Hillard Walls Plumbing)
- Installed heat pumps with heat and AC (1 upstairs, 2 in bedrooms) (Dave's World)
- 2026 Replaced sewer tank pump, floats, and alarm

Appliances

2015? – Dishwasher

2016 – New stove

2023 – New fridge

2025 – King sized mattresses

2024 – Queen mattress

2023 – Ikea dining room table, chairs, dressers

Prior owner improvements (pre-2010):

2007 & 2008 Replaced roof, replaced two skylight windows

2009 Expanded curtain drain