

FEATURES LIST

178-42ND

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178 42nd Street – Property Renovation & Improvement Summary

178 42nd Street is a two-unit building that underwent a true "gut renovation" (or "back to brick" renovation) beginning in Fall 2013 and completed in Spring 2014. The property was stripped down to its bare structural walls.

1. Core Structure

- The house was reduced to its exposed masonry.
- Any necessary tuckpointing and masonry restoration was completed.
- Lintels were rebuilt and/or installed where needed for structural support.

2. Systems (Behind the Walls)

- All infrastructure was completely replaced, including:
 - Electrical wiring
 - Plumbing
 - HVAC ductwork
- All work was completed to meet modern safety codes.
- Continuous rigid foam insulation and moisture barriers were installed throughout the building.
- The basement was improved with French drains and moisture barriers, critical for modernizing older brick homes.
- The entire interior was reframed with new timber stud walls and drywall.
- All windows and doors were replaced.

3. Aesthetics & Finishes

- The floor plan of the entire building was reconfigured to provide ample private living areas, shared living spaces, and outdoor areas.

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Upper Level: Three Bedroom Unit

- Three bedrooms and two full bathrooms
- Two-story layout.
- One bedroom on the second floor.
- Two additional bedrooms and two full bathrooms on the first floor, positioned at opposite ends of the apartment for maximum privacy.
- Stackable washer and dryer on the first floor.
- Deck located off the kitchen.

Main Level: Two Bedroom Unit

- Two bedrooms and two full bathrooms
- Two bedrooms positioned on opposite sides of the apartment.
- Each bedroom has access to its own full bathroom for privacy.
- Common spaces include:
 - Kitchen
 - Living room
 - Laundry room
 - Basement access
- Outdoor space located directly off the front entrance.

Additional Interior Features

- Exposed brick accents.
- High ceilings.
- Abundant natural light from numerous windows.
- New wood flooring installed throughout the building.
- Carpeted bedrooms.
- Tiled bathrooms.
- Kitchens feature:
 - Wood cabinetry
 - Gas stove
 - Microwave
 - Dishwasher
 - Garbage disposal
 - Stainless steel appliances
- Recessed lighting and modern fixtures/fans throughout.

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4. Improvements & Updates

August 2024

Roof & Gutter Improvements

- New roof installed.
- Box gutter termination completed on all three eaves with box gutters.
- Installation of new fascia, gutters, and downspouts on affected eaves.
- New fascia and soffit work completed.
- Box gutter termination with 5" seamless gutters.
- Removal of existing box gutter lining, overhang, and rafter tails.
- New fascia boards installed and wrapped in .024 aluminum.
- New seamless aluminum gutters with mastic end caps, drops, and 2" x 3" downspouts.
- Mastic aluminum fascia (.024) installed with color-matched Clendenin nails.

2020

- Exterior mural completed by Jeremy Raymer.

Three Bedroom Unit Updates

- New countertops, sink, and garbage disposal – April 5, 2023
- New carpet on steps and bedrooms – April 3, 2024
- New washer and dryer – September 17, 2024
- New dishwasher – April 1, 2025
- New refrigerator – October 20, 2025

Two Bedroom Unit Updates

- New carpet – May 2022