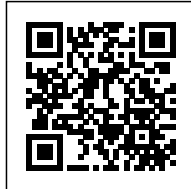


SPRING 2019 ADVENTURES

Posted on August 16, 2019 by kpenland



Category: [Arrival and first impressions](#)



The Spring of 2019 was a very busy spring season for us as we had a couple of goals for our cottage. Number one on the list was the air conditioning system. When we purchased the home, the air conditioner had been very recently replaced with a new system. When we received complaints about the cooling during the 2018 season, we knew that had to be addressed. We contracted Outer Banks Heating and Cooling for an analysis of our system. The major issue with the system turned out to be airflow. The contractor who installed the new system before we purchased really did the bare minimum and botched the job by not coupling the furnace to the ductwork with proper plenum. In fact, there was no plenum but a very flexible hose kinked to the point of little airflow. I should have taken pictures. With a proper plenum installed, all the ductwork cleaned and moving the thermostat to the main floor, the cooling system now seems to be adequate.

Our next most pressing issue turned out to be water intrusion around the brand-new sliding doors we had installed in the fall of 2017. The contractor we hired really let us down on this one. The main reason for replacing all the sliding doors and some windows was for water intrusion. You can imagine our dismay at finding this after the first rain during our stay.



We soaked up about 5 gallons off the floor with the rags on the floor. But wait! All 5 sliding doors leaked water, very disappointing to say the least. We attempted to contact our contractor by phone, text and email and it was to no avail. He did not answer our phone calls, texts or email.

We contracted with Mako Construction to make the needed repairs to stop the water intrusion. The big issue with this door was a rotted wall that it was installed in. No way it rotted this much in the year since the new door was installed. That project involved removing all the sliding doors, replacing rotted flashing under the doors, installing door pans, raising the doors for proper clearance from the deck surface, and replacing the rotted wall and header around the door pictured above.





The completed repair now allows us to continue our remodel of the bedroom we started in the fall on 2018.





It was good to be able to get back to finishing the room. There was drywall patching, sanding, painting, refurbishing trim board, new carpet, new bed, new furniture, new ceiling fan, blinds, curtains and light to complete the reno.



