

Here are List of items that were done in 2024

1. The dog run / back area yard off the basement patio was raised and a limestone retaining wall was built. This was then leveled with crushed granite.
2. 8' high steel fencing was installed around the dog run and all the way up the south side of the property up to the propane gas tank storage.
3. Gates for the fence were installed on the SE side at the propane tanks and also at the N side .
4. Limestone walkways were built to access the dog run/back area
5. New door and dog door installed in the basement. (the original all glass door is available)
6. All the HVAC systems were replaced in July of 2024. This consisted of (3) three new Carrier systems.
7. The tankless water system was replaced in July of 2024.
8. New pressure control valves were installed from the city water to ensure proper life and operation of the tankless water system.

All work completed 2021/2022

Exterior:

- Roof - all metal roof fasteners replaced, three metal panels replaced
- Two wall cracks fixed and re-textured (cosmetic)
- Two coats of Kelly Moore Elastomeric Paint painted on Exterior (Mossler-Rodriguez)
- All caulk removed and replaced on all windows, exterior frames painted 2 coats Kelly Moore
- Rotten wood from our initial (pre-purchase) home inspection replaced - this was approx on nine windows. From this activity, 8 new windows were installed. (Dining room x2, (on one of them, the wood was sound, but the glass was blown), upper living room windows x2) Laundry room, long window on ground floor/basement next to front door, Second master bedroom and upstairs hall bath)
- Concrete Pad added for Propane Tanks, installed 3x100 gallon propane tanks on pad
- New Upper Large Exterior Shade (living room) installed to replace torn shade - and the motor was serviced

The two lower exterior shades were also serviced at this time (dining and living rooms)

Garage - small surface cracks in ceiling sheetrock filled, re-floated and paint touched-up

NB: Garage wall dent will be repaired and all walls and ceiling re-painted and Garage floor will also be refinished August 2022

NB: Driveway will be cleaned and re-sealed and the front doorstep and rear deck will be refinished and sealed August 2022.

Attics:

Cleared of pests, (possible Ringtail cat before we moved in)

All Areas Disinfected

Areas of incursions sealed inside attic as well as preventative insect screenings installed under eaves throughout property.

Soil moved away from foundation around the house and gravel added, wire wool inserted into

weep holes to deter insects.

The large rock next to doorstep in front of house cut and removed (advice from our home inspection upon home purchase)

Termite Stations installed and maintained via Mosquito and Pest Company (re-baited June '22)

Ducting cleaned and disinfected

New piece of crushed ducting replaced in walk-in attic

Propane installed to Kitchen, Living Room and Bedroom

All 3 air conditioning units serviced January 2021 and again July 2022.

New Iron front door installed 2022.

Concrete Floor polished and resealed in entry, kitchen, laundry and half bath (June 2022)

Interior throughout:

New interior paint - walls, ceilings and baseboards

Full house automated interior sun shades (Plus sun shades with blackout added for privacy on 6 windows). Spare shades (including motors) for many windows will be provided - still boxed, and labeled for which windows they fit. (There are three windows we didn't feel needed shades).

All new carpet installed as follows : media room, master bedroom, stairs, upstairs landing/bar area and the three upstairs bedrooms. Master bed closets will have carpets added during master suite remodel.

Both upstairs exposed ducting were taken down, insulated, re-sealed, painted and re-installed.

Utility/Laundry Room

Old water tank removed and installed new Instant Hot Water Heater, Comfort valve in Kitchen and Master Bath.

Installed custom pull-out pantry cabinets in quarter sawn white oak

Half Bath

New Vanity Installed

New Handtowel rail and toilet roll holder installed, new light fitting installed.

Media Room

Removed old cabinetry and re-modeled TV space

Installed new amp and connected to house speakers, where available (media room, living room, exterior deck and upstairs landing)

Internet hook-up made available

Carpet installed

Dining Room

Floor floated to bring up to same level as living room and new tile installed

New Light fitting

Living Room

Installed new Tile Floor

Completely removed old chimney, install new closed-system with instant-on gas fireplace with log system - heats up to approx 2000 sq ft

(Electricity left intact behind fireplace tile for future tv installation if desired).

New Door sills

All upstairs living room windows removed to repair rotten wood and re-fitted and caulked (includes 2 new panes refitted that cracked on removal - 2 are original panes)

Kitchen

Complete remodel, back to the studs

Custom special-cut white oak Cabinetry (cabinets quarter-sawn and drawers rift-sawn), with many interior details, including pantry pull-outs and deep drawers for pans

New lighting

New plumbing

Propane Gas installed

Floor polished and resealed

Extractor Hood - new technology with blower in the attic to substantially reduce kitchen noise

New Compactor (currently used for dry recycling)

New LG Signature refrigerator

New High-end LG Signature Range with High Butane gas rings (2 wok rings), induction cooktop and built-in Sous Vide. Small steam/convection bread oven and large convection oven

New Microwave

New Prep Sink and accessories

Huge New Granite countertop

Extra deep countertop to store appliances

New backsplash

Under Cabinet Lighting

(Bosch dishwasher and in-sinkerator salvaged from previous kitchen set-up)

Downstairs Master Bath

*** **To Be Completed** *** Complete Remodel July/August 2022

New Bidet seat (and electrical power outlet installed 2021)

Downstairs Master Bedroom

Gas Installed

New Double-sided Ceramic heat-producing logs installed

*** **To Be Completed** *** Old brick 'facade' surrounding fireplace to be demolished, new sheetrock installed and painted, new cupboard to be installed under fireplace. July/August 2022

Upstairs Master Bath:

New Rain Shower head installed

Old Electrical panel for out-dated satellite system was removed and new sheetrock was added and painted.

Upstairs Hall Bath *** **To be Completed** *** July/August 2022

New countertop, sinks and faucets. Cabinets will be refinished/painted.

Basement:

Handrail added to stairs

Non-Slip pads added to lower stairs (to be completed)

Trees trimmed May/June 2021

Septic System is serviced every 4 months.