

House Upgrades 2009

Exterior/Yard

- New 35 year Architect shingles- roof completely covered with ice/water membrane
- New soffit/fascia/eve troughs
- New trenched underground power
- House is wrapped with 1 ½ Styrofoam
- New vinyl siding
- New windows and doors- except the big front windows
- New garden doors with built-in shades
- New R-14 garage door and opener with key-less entry
- Removed old chimney
- New 12x16 garden shed(sided), fire pit area, underground sprinklers in back, sandpit with play structure, and a concrete deck
- New cedar fence all around the back yard

Interior/Mechanical

- Scraped/primed/sprayed ceilings
- Painted all rooms
- New maple cabinets(kitchen, bathrooms, lockers/bench, and above laundry)
- All new flooring(laminate everywhere except lino in kitchen and back entrance)
- All new lights(oil-rubbed bronze finish), switches, plugs(decora)
- Bathrooms gutted and redone - main (tub/shower, double sinks, toilet, heated ceramic floors)
 - ½ bath- (pedestal sink, toilet, storage cabinet(maple)
 - Basement- (1-piece shower, toilet, sink)
- Main floor laundry installed
- All new mechanical- high-efficient furnace, tank-less water heater, air exchange, water softener, reverse osmosis, all new water lines and water meter
- New air conditioner 2010
- All new oil-rubbed bronze bathroom/kitchen taps
- Basement was completely gutted and redone with a mechanical room, bedroom, bathroom, play area and rumpus room
- All new baseboards and trim with headers above the doors
- New bedroom and bathroom doors

******* Over \$75,000 worth of upgrades not including labour!!!!!!**