

Basement

- Original basement floor broken up and removed in order to improve and fix basement drainage problems.
- Removed clay soil under basement floor and replaced with clear gravel and French drains to properly fix external drainage. Drainage is now directed to sump pump and out to front lawn.
- Replaced basement drain pipes under floor with modern PVC drain pipes where required.
- Basement concrete floor replaced with heavy strength concrete allowing for maximum ceiling height and maximum floor strength.
- Added floor tile to basement corridor and two basement bedrooms.
- Added new modern light fixtures and lighting throughout basement
- Upgraded natural gas meter to allow for higher natural gas flow into house.
- New prime and paint throughout
- Basement rewired and tested by master electrician including removal of outdated knob and tube wiring.

New Second Basement Bathroom Connected to Basement Bachelor Unit

- Installed large walk-in shower complete with new fixtures, drain and glass shower door and wall.
- Added heated subfloor under tile floor with modular control on bathroom wall
- Added new tiled floor throughout bathroom with baseboard and trim

- Added high-speed bathroom ventilation fan and exterior air duct.
- Added new bathroom fixtures including vanity, sink and mirror
- Added new basement bachelor apartment with separate entrance.
- Installed new full size fridge, stove, 18 inch dishwasher sink, cupboards and microwave with cabinetry.
- Relocated and adjusted radiator heating system to accommodate basement apartment.
- Added bachelor storage closet to under stairs
- Installed optional second entrance from bathroom to furnace room allowing for multi bedroom bathroom unit configurations in basement.
- Reconfigured under stair storage to clothes closet for bachelor suite.

First Basement Bedroom Upgrades

- Completed renovation of four piece en suite bathroom including installing 3-piece bath tub and shower unit, vanity ,mirror ,sink and new tiled floor.
- Upgraded bathroom ceiling ventilation fan
- Completed paint, and repair of all drywall
- Replaced and added new carpeting and baseboards to bedroom

- Installed and connected sump pump in bedroom closet to sub floor French drain system allowing any drainage to be directed out to front lawn. (This unit is supported by the emergency gas generator to support continuous functioning in the event of a heavy rain storm).
- Improved and upgraded light fixtures and switches.
- Added large walk-in insulated cedar closet/cold storage under newly built front entrance.
- Added pot lights in bedroom

Owners Basement Laundry Room

- Replaced and installed new modern washer and dryer
- Replaced tube lighting in both laundry rooms with modernized light fixtures
- Installed roughed in natural gas line to laundry room allowing for future hook-up of natural gas dryers to both basement laundry rooms.
- Repainted older concrete floors with concrete paint.

All Floors

- Added and installed Navien tankless hot water heater supplying hot water to entire house
- Replaced and installed new carpet on stairs and landing on back staircase

First Floor

- Replaced old windows with new single and double-hung windows.

Front Entrance Reconstruction

- Worked with city and hired tree removal service to remove large Norway maple overhanging house to allow construction of new front entrance
- Demolished and removed original front step and overhang to allow construction of front entrance.
- Designed and constructed new foundation, and front entrance structure for front step, landing, and pillar supported for second floor walkout.
- Applied exterior waterproofing, tile drains, course gravel and exterior waterproofing to front and east side of house. Tile drains were connected to sump pump.

- Installed new fiberglass front door and sidelights with brass hardware and electronic keypad system.
- Installed new granite steps and walkway into house and along east side of driveway.
- Installed new custom galvanized iron railings at front entrance and second level walk out.

Kitchen and Main Floor Living Dining Room.

- Guttled original galley kitchen and opened up wall to extend kitchen into original dining room
- Removed older windows at back of house with new windows while re-bricking older window openings.
- Designed and constructed and installed new cabinetry, cupboards and hardware in entire pantry and kitchen
- Designed and constructed new kitchen island with electric outlets and matching custom table
- Installed granite countertops throughout
- Installed new chef grade natural gas Capital duel fuel range
- Installed new double door Thermador fridge and freezer.
- Rewired all kitchen and pantry outlets
- Designed and installed new kitchen and pantry lighting including pot lights, fixtures and in-cabinet lighting.
- Installed new Mitsubishi A/C incremental unit in kitchen

Second Floor

- Constructed new walkout balcony with drain and cedar decking walkout with new French doors and screens

- Replaced older plank flooring with rubber backed engineered floor and new baseboards
- Upgraded baseboards and window trim
- Upgraded tiles around fireplace
- Added crown molding to living room
- Re-carpeted entire back staircase to first second and third floors.
- Added crown molding to living room
- Repainted and repaired ceilings and walls
- Installed new granite counter tops and sink in kitchen
- Installed new facing and hardware on existing cupboards.
- Replaced older light fixtures with modern light fixtures.

Third Floor

- Rebuilt and installed new birch hardwood flooring
- Removed old cabinetry in kitchen and replaced with customized cabinets and cupboards and hardware.
- Installed new appliances including fridge, European high-end cooktop and oven, 18 inch dishwasher and microwave.
- Purchased and installed new granite countertops and sink and fixtures
- Purchased and installed new heat/cool incremental unit

Exterior

- Replaced older windows with modernized double hung and single hung windows
- Designed and constructed exterior house trim, maintenance-free white trim to garage, windows and front entrance

- Added and installed new 14 kW natural gas Generator to supply major appliances in house with power in the event of a power failure. This includes power to boiler in order to heat entire house, power to sump pump, some minor lighting, power to bachelor fridge, and first floor fridge.
- Installed new roof with high end shingles and roof gutters replaced in Fall of 2014
- Added extra roof/attic vents to improve attic ventilation
- Installed two rooftop HD free-to-air TV antennas to supply free tv to basement, main floor second floor and third floor.
- Extended west side of driveway with gravel to allow for extra overflow parking
- Added new fiberglass insulation to attic
- Installed new BBQ natural gas line to back corner of house
- Constructed new privacy screen and fence on east boundary of backyard lot
- Constructed backyard flagstone walkways and patio.
- Upgraded old property survey
- Upgraded landscaping in backyard, side-yard front-yard and boulevard with -updated landscape features and perennials, trees and shrubs.
- Properly redirected eaves troughs and downspouts in order to comply with city downspout by-laws.
- Constructed large garden gazebo with electric outlet and lights with cedar shingles.
- Rebuilt and repaired brickwork on front of garage.
- Added six new exterior light sconces to front of house
- Added new led motion controlled lighting to side and rear of house.
- Added new garage side lights with timer