

Date	Upgrade Description	Notes	Cost
July, 2000	Carport converted to garage – 7 windows, garage door, insulation, wiring, trim.		Estimate \$7800
Winter, 2006	TV room closed off at back entrance (framed and drywall), door and window beside door installed, ceramic tile in front and back entrances, and in laundry room (tiling to replace old vinyl linoleum tiles).		Estimate \$2800
Summer, 2010	Kitchen upgrade – insurance claim following leaking of dishwasher. Kitchen cupboards. Hardwood floors removed and replaced in kitchen (with ceramic tile). Partial replacement of oak in living room (covered by insurance) feathered in, sanded and refinished; upper hallway and stairs hardwood refinished; Tile backsplash and countertop. New bookshelf and china maple cupboards installed in dining/living room (matching kitchen cupboards).		\$8126.00 Estimate \$2500 \$6800 \$1595 \$800 \$2400
2010, Fall	New windows: kitchen (4), bedrooms (7), upper hallway (2), upper bath (1), laundry room (2), TV room (1) by Van Isle Windows. Blinds – upper hallway (4), Master BR (1), upper bath, living room (12), TV room (1)	Installed by Van Isle Windows	\$8000.00 \$5000.00
2011, Summer	Laminate flooring installed in TV room, downstairs bedroom, upstairs loft. Electrical – new subpanel for kitchen reno, wiring upgrades		\$2500 \$1600
2016 winter	New Lennox High Efficiency Natural Gas Furnace installed by West Bay Mechanical; serviced annually in 2017, 2018 and 2019 (maintenance contract with West Bay)	West Bay Mechanical Warranty	\$5000.00
2015 summer	Greenhouse built, concrete patio poured replacing uneven slate stone, new perimeter drains and drain tile around back patio, new fence around patio.		Estimate \$8800.00
2019 – Jan to March	Painting – all doors throughout interior of house, front and back entrance, bathrooms, bedrooms. Exterior trim (roof, windows, door jambs). Door hardware removed and replaced throughout entire house Remove and replace front hall closet Remove and replace front door Remove and replace back door and kitchen door Added front entrance cedar deck and paint		M&L- \$2500 M&L - \$2000 M&L – \$1750 M&L - \$3500 M&L - \$1200 M&L – \$1200
2019, spring/summer	New torch-on roof put on to replace 30 year old roof.	Contracted by professional torch on roof experts (family discount). Warranty on materials.	Materials - \$4500 roofing, \$700 flashing. Labour - \$8000.00 Old material removal - \$500.
October, 2018	New refrigerator. Warranty claim in May 2019, refrigerator replaced Aug. 2019	Warranty	\$2200 with extended warranty
March, 2019	New stove.	Warranty	\$1905 + PST, GST

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March, 2019	Laundry room renovation – replaced existing cupboards with IKEA cupboards, new sink, new hot water heater, new washer/dryer, storage cupboard (drywall, sliding door – not IKEA)	Warranty on Ikea SECTION kitchens. Warranty on appliances.	Materials – \$7000 Labour - \$3000 Appliances - \$3800.00
November- January 2016- 2017	Bathrooms completely renovated with new fixtures, tile & glass shower/tub stalls, Flo Form countertop, new built in vanity, mirror, frame.	3 year warranty on materials and workmanship (now expired)	Materials, fixtures, cost-plus labour etc. \$25,000.00
Dec 2019-Jan 2020	Painting greenhouse, back shed, touch ups throughout house, repair and fix front entrance and back entrance stairs, finish fiberglass wall covering. Painting front and back door entrance ways, touch up paint on baseboards throughout. Install curtain rods, general finishing. New Light fixtures – kitchen, upper hall, master BR, dining room, living room	3 year warranty on workmanship. Warranties on light fixtures.	M&L - \$4000 M&L - \$2000
March, 2020	Shed at back door – repair, remove and replace wood panelling and shelving, painting, wiring upgrades		M&L - \$2000
April, 2020	Crawlspace – new sump pump and pit, remove and replace poly barrier New downspouts around the house Garage Renovations – drywall, painting, wiring upgrades Replace fireplace hearth (new granite) and screen	Warranty on sump pump from Home depot Warranty on screen from Wilks Stove	M&L - \$2000 M&L - \$1200 M&L- \$3000 M&L - \$1000