

Attachment C

Major Repairs and Renovations

Before 1996:

- Previous owner added a new mud room with a vaulted ceiling and rebuilt the barn/garage.

1996 by current owner:

- Refinished wooden floors.
- Re-wired all of the house with a new circuit breaker box.

1997:

- Remodeled kitchen with bump-out window by sink, new steel beam for stronger 2-floor support, re-built kitchen chimney for wood stove, added recessed lighting, added new cabinets and new appliances
- Added a new 4-season sunroom with beadboard ceiling on the south side of the house where the outside deck used to be.
- Added a new master bedroom deck with railing above the sunroom.
- Added a new foundation for the bump-out window seat in the TV room.
- Added new yard drainage systems to direct water away from the house to the lower field.
- Added a new custom-made metal railing by the walkway from the garage to the mud room.
- Replaced the front storm door.

1998:

- Replaced three basement windows.
- Additional supports added under edges of the second floor of the barn/garage per architect's recommendation.

2002:

- New roof with heat tape installed on NE side of house to prevent ice dams.

2006:

- New energy efficient Viessmann furnace installed with chimney lining.
- Added 10-inch fiberglass insulation in the attic.

2013:

- Renovated master bath including new tub surround and new exhaust fan venting above deck.
- Replaced automatic garage door opener.

2014:

- New whole-house and whole-barn/garage Generac Generator installed.
- New basement door installed that opens to bulkhead stairs.
- New main water line to house installed as a preventative measure.
- New 330 gallon oil tank installed.
- New fast-recovery electric water heater installed with 4 heating coils instead of 2.

2015:

- New metal bulkhead door installed in basement, replacing the old wooden one.

2017:

Attachment C (cont.)

- MDOT replaced the concrete retaining wall with a new attractive granite stone wall, planted trees and shrubs above it, and planted 5 new trees in the upper field.
- Installed 7 new smoke detectors in the house, 3 of which are also CO detectors.

2018:

- New driveway installed after removing the old one and laying a new base.
- New durable composite wood trim added around the roof domers.

2019:

- New roof vent installed.

2020:

- New door and roof flashing, trim molding, and corner boards using durable composite wood.
- Rebuilt and repainted all window shutters.
- Painted the outside of the house.

2021 & 2022:

- Cemented loose roof shingles and nailed down loose roof boards to extend the life of our Hatteras fiberglass shingles which have a 40-year warranty.
- In late September of 2022, the 25-year-old wooden bedroom deck is scheduled to be replaced with composite wood that has a 30-year warranty. A sample of it has been left on the deck.