

## Improvements to 509 Upper Sparrow Hawk Road

### 2016/17

Replaced the roof - it was original Hawk-style wooden shake shingle - while it was watertight and had no leaks, the roofer told us that it was nearing its life expectancy. We replaced it with a slate shingle roof, which is expected to last at least 18 years. Cost was about \$26,700; we used the roofer recommended by Ray Harvey's, and they did a very good job; we've had no roof issues or leaks, etc at all since.

Completely repainted the upper and 2nd floors of the house. Cost approx. \$11,000.

Removed the large original covered carport and replaced it with a wood storage and trash cabin. Completely re-graded the parking area and built a highly decorative natural large stone barrier to border the parking area from downhill grade. Cost roughly \$16,000.

Built a separate self-standing natural rock fire-pit at one end of the parking area lawn - cost \$1,200.

Removed all large trees close to the house and deck as well as the back of the house; enlarged the front deck for 180-degree views, and added large cantilevered support to further secure the deck area. Cost approx. \$7,000.

The exterior is original, but parts of the siding were replaced (part of the front siding and deck siding), re-sanded and re-stained with cordovan brown in 2017 and 2018, except for the back area which was not needed due to less exposure to weather. The decks were completely redone (note: what you see when you drive up to the front of the house are spots from the knots in the wood which have come up through the staining.) Cost about \$5,000.

Replaced portions of the upper floorboards and 2nd floor. Did not replace upper office floor or basement floor or stair boards, but repaired basement stair steps, which were creaky. Buffed and stained all floors as needed. Cost approx. \$11,000.

Replaced two large trapezoidal windows with large standard Marvin windows in the south-facing living room. Cost approx. \$4,000.

Replaced all of the appliances in the house and put granite countertops and backsplashes on all of the kitchen area, as well as that facing the kitchen nook, and the guest powder room. Cost approx. \$19,500.

Installed new sinks and water faucets in kitchen, guest powder room and master bedroom - cost about \$4,500.

Installed all new lighting outlets/fixtures/track lights, 4 chandeliers in LR, Kitchen and MB, new basement lighting and two large ceiling fans in LR. Checked and upgraded electrical systems throughout the house - cost approx. \$8,000.

Installed a wine cooler/fridge unit; installed new cabinet pull-out trash container unit, and a pull-out cabinet tray unit. Cost \$3,500.

Completely furnished the home with modern, high-quality furnishings throughout, including LR cross-sectional, office desk/chair, sofa/sofa beds for overflow visitors in office, family room and entertainment room. Est. cost of new furnishings - about \$15,000.

Installed wall-level air conditioning unit in living room; added 4 self-standing room air conditioners for the MB, MB2, office den and family room; and custom-placed wall exhaust units for each AC unit. Cost approx. \$6,500.

Replaced the heating oil furnace with two back-to-back state of the art, redundant furnaces, replaced the hot water heater and inspected/upgraded all of the house's heating system/ducts. Installed by Harvey's Plumbing and Excavating. Cost \$18,500. No heating issues in the house since.

Inspected and checked for proper function the underground water well, the well pump and the septic tank. I don't remember if we replaced the septic tank, but it has performed well with no issues, and has been thoroughly and properly maintained since.

Spray-foamed basement crawlspace area in 2017

### **2019 to present**

Installed retractable front deck overhead sun cover - cost \$2,700.

In 2021, replaced a large number of original windows in living room, kitchen, bedrooms and sauna/bathrooms with Marvin trapezoidal and standard windows which mirrored the originals. Cost about \$49,000

In 2022, repainted the living room, hallway, master and 2nd floor bedrooms Cost about \$7,200.

New electric housing/cable going into the house from the outside.