

Summer 2013:

Replaced flooring in dry areas with Bamboo.

Estimated \$7000

Spring 2014:

Replaced Federal Pacific electrical panel (200 A service with solid grounding).

Replaced electrical fixtures throughout house, wiring was fine.

Split circuits to allow for GFCI protection in wet areas and garage.

Added 20 A circuit to one of the front BRs.

Added 4 20 A circuits to garage and dusk-to-dawn exterior lights.

Added outlets to eaves for Christmas lights.

TOTAL ELECTRICAL: \$8000

Replaced (yes, removed old) attic insulation - now >R36.

Replaced vapor barriers in attic.

Added bathroom vent fans to Master toilet room, Master bathroom.

Plumbed bathroom vent fan in guest bathroom out of the attic.

Added solar-powered attic fan.

TOTAL ATTIC WORK: \$8500

Spring 2015:

Replaced all windows with Conservation Construction windows (upper mid grade windows).

\$11500

Fall 2015:

Added 1-phase, 240 VAC circuits to garage, inside and outside access.

Added flood lighting (dimmable) to sewing room (back BR)

Replaced ceiling fan in sewing room (Back BR)

Replaced gas yard light with electric, LED light and added outside outlet to front yard (two of them)

Estimated \$1500

Fall 2017:

Replaced hot water heater and added pan

Replaced water heater drain

TOTAL \$1800

Replaced HVAC (furnace and AC unit).

TOTAL \$5200

Spring 2018:

Removed covered patio over back patio, repaired flashing at base of roof.

Repaired holes in side of roof.

TOTAL \$2000

Added French Drains to back and side yard.

TOTAL \$2000

Fall 2018:

Replaced all house plumbing with PEX (high grade).

TOTAL \$6000

Summer 2019:

Replace back patio door and threshold

\$800

Replace back wall insulation and paneling in LR

Tape and float sections where tape is peeling throughout house

Cover/seal water stains in ceiling from piping leaks (during PEX install)

\$2000