

Federal House Inn
Capital Improvements and Additions 2007-2010

All work was done using licensed professionals

2007

B & B

Exterior Trim Paint

Replacement of crown moulding around 50% of roofline

Replace sections of fence

Added a 5th bathroom (Sally's Room) to make all private baths

Replaced curtains, area rugs, some décor items

Residence

New Kitchen – kitchen was doubled in size with all new appliances, flooring, cherry cabinets and lighting.

New Laundry closet on first floor

New Master Bath including double size tiled shower and tiled floors, new fixtures, mirror and lighting and new window.

Exterior paint of siding and trim

Interior paint throughout

New bedroom including drywall, ceiling, closet, doors, carpet and lighting

Remodeled old second bedroom for second office including new wallpaper and carpet

Roof replacement over kitchen and addition of heating wires along roofline

Chimney work

Window replacements/installations: Pella wood-frame Windows in Sunroom and Master Bedroom, standard vinyl frame in Bathrooms

Insulated Sunroom and Kitchen areas

Upgraded Electrical Box

2008

B & B

Roof replacement over entire structure excluding kitchen (done 2007)

Floor refinishing in Dining Room and Entry Foyer

Chimney work on all brick chimneys in old house; repointing, reinforced flashing

Window replacements/installations: Linen Storage Area – closed original large drafty window and replaced with new small window

Reworked windows to make them capable of being opened; replaced storm window

Bathroom refurbishing including resurfacing of all tub and shower enclosures (Miracle Method carrying a 5-year warranty)

Added numerous plantings to landscape; Arborist hired to attend to proper pruning and treatment of existing trees

New Marathon High Efficiency Hot Water Heater

Replaced 2 window Air Conditioners

Replaced Coverlets and 50% of linens stock for bedrooms

Upgraded Electrical and replaced many old/damaged outlets

Added some additional outdoor electrical outlets for Christmas Lighting and heated doormat

Residence

Added Heating Wire to Roof over Kitchen
Added storm/screen doors to Kitchen and Sunroom
New Marathon High Efficiency Hot Water Heater
New Approved and Inspected Boiler
Added Baseboard Heat to Sunroom

2009

Replaced Washer with new Whirlpool front loader - 5-year warranty (exp Sept. 2014)
Repaired and repointed chimneys (John Adams Room) exterior and interior
Began redesigning of gardens
Installed heater wiring in roof of old house/installed dedicated circuit
Replaced heater in hot tub
Extended privacy fence on side of house

2010

New Landscaping/gardens - \$6000 renovation of existing garden beds
New Septic Pump – approx. 75% of Septic holding tanks were pumped at the time
New vintage looking hallway ceiling fan to replace modern paddle fan
Replaced all old dining chairs with chairs matching new furniture purchased in 2008

On-Going Maintenance - we choose to maintain services that could be done by owner.

- Quarterly Pest Contract in place (cancelable at any time)
- Septic Inspection/Cleaning – suggested every 3 yrs – most recent: partial/June 2010
- Landscape and Snow Removal Contracts (cancelable at any time)
- Arborist Inspection 2008 (resulted in treatments, see above)
- Annual Artesian Well Water Testing (required by license) – excellent/has never required treatment, December 2007, 2008, 2009 reports available
- Cleaning service currently in place (licensed professional)-somewhat flexible hours (cancelable at any time)