

## **JIMPROVEMENTS TO FARM**

**Date: August 23, 2022**

### **HOUSE:**

- 1. Floors – Had ceramic tile and hardwood floors installed throughout house. \$11,529.20.**
- 2. Carpet – Installed in MBR walk in closet and two bedrooms upstairs. \$4046.00**
- 3. Under house – Cleaned, sealed with rubber membrane. Dehumidifier, weeping drain and sump pump installed. \$8,750.00.**
- 4. Fireplace – Insert removed, converted to a real wood burning fireplace. \$3553.00.**
- 5. MBR closet – Floor cleaned and sealed, carpet installed, rewired to install new lighting, to include tract lighting. Clothing racks, towers, drawers and shelves installed. \$3000.00 including carpeting.**
- 6. New AC and heating system installed. Old boiler system removed and two new heat pumps and air handlers installed. \$11,020.00.**
- 7. Changed from partial gas to all electric.**
- 8. New floor vents installed.**
- 9. Cleaned and painted outside doors.**
- 10. Storm doors installed.**
- 11. Painted: LR wall, BR wall, two bedrooms upstairs, mudroom, hallway, ½ bath, mudroom bathroom.**
- 12. Installed granite top on island in kitchen. \$2513.00.**
- 13. Installed all new stainless steel appliances, to include new Kitchenaid double wall ovens (\$3200.00), new triple sink and faucets (\$575.00), new stove top (\$758.00) 2/17/20, refrigerator 3/21/22 (\$3137.00), microwave 1/21/22 (\$422.00) and dishwasher 2/13/22 (\$682.00). Repaired and sealed all cabinets. Total: \$8,774.00.**
- 14. In all bathrooms: Installed new faucets, new toilets, seats and hardware, new fixtures. \$900.00.**
- 15. Removed carpet on stairs and had stair redone in hardwood, including upstairs hallway. \$3215.00.**
- 16. Installed new light fixture in mudroom bathroom.**

17. Painted inside of garage.
18. Fixed water line in garage and installed outside faucet on outside wall of garage.
19. Had three new custom garage doors installed to include new rails and hardware. \$4615.00.
20. Made repairs to screened in porch screens and door and steps. \$50.00.
21. Had repairs made to roof over garage. \$390.00.
22. Had a whole house water filtering system installed, to include reverse osmosis units in kitchen and laundry room. \$1331.82.
23. New hot water heater installed. \$1099.07.
24. New water softener. \$507.00. (7/10/22)
25. Laundry room remodeled to change to laundry room/office: \$6408.54.

Removed old kitchen cabinets

Rewired room to install lighting and move dryer next to washer. \$148.95.

Refinished original hardwood floor

Painted walls and ceiling

Installed new farm sink and fixtures and counter tops. \$671.26.

Installed open shelving on walls. \$400.00.

New Samsung refrigerator. \$879.96.

New matching Samsung washer and dryer. \$1470.66.

Installed new cabinets over washer and dryer with paned glass fronts. \$1102.83.

Installed new cupboard.

Installed new lighting, to include tract lighting. \$184.88.

Installed new desk with outlets for charging and lighting. \$1400.00.

Installed tract lighting and lamps. \$150.00.

26. Replaced ductwork under house with metal rather than vinyl. Heller Heat & Air. \$6044.00. 9/10/21.

27. Installed whole house dehumidifier. \$3500.00

**TOTAL IN HOUSE REPAIRS: \$81,245.63.**

## **OUTSIDE THE HOUSE:**

- 1. Dug water lines – 420' at 18" deep. Installed three frost free hydrants and water faucet on garage. \$1258.00.**
- 2. Small red barn (built by Lowe's) - \$6,392.00**
- 3. Light installed in lower front yard. Dug trench and buried lines. \$700.00.**
- 4. Built garden shed. \$5000.00.**
- 5. Moved small barn from backyard to further back behind barns and turned it into chicken house. Repaired and replaced roof, windows, and door. Painted and put in new floor and wire with door inside. Ran electricity to it. \$150.00.**
- 6. Built chicken yard attached to chicken house with wire ceiling for safety. Buried wire at least 6 inches to prevent anything from digging under it. \$150.00.**
- 7. Cleaned and repaired workshop. New floor inside. New windows, new roof. Painted outside and inside. Ran electricity to it. \$2363.00.**
- 8. Horse Barn: Repaired walls, door and siding. New roof installed. Painted building. Ran electricity to it. \$1275.15.**
- 9. Equipment Barn: Repaired and painted. New roof installed. \$3073.00.**
- 10. Installed white fence around yard with electronic gate. \$19,428.00.**
- 11. Well: replaced cast iron pipe casing with PVC. Installed water filtering system at well as well as at house. \$3000.00.**
- 12. Well house: Repaired, painted and replaced roof. \$150.00.**
- 13. New septic system installed in 2009. \$10,000.00. (done prior to closing). (Not included in total).**
- 14. Built small deck on back of house for cooking area. Roof over it and replaced siding with brick. \$4000.00. (not yet completed).**
- 15. Installed security lights. \$240.00.**
- 16. Ran electricity to all outbuildings. \$278.00.**

**17. Installed additional 200 amp electric panel and new wiring to the air handlers and water heater. (400 amp coming to house). \$3067.00.**

**TOTAL OUTSIDE HOUSE ONLY: \$50,524.15.**

**TOTAL IMPROVEMENTS MADE TO FARM: \$131,769.78**