

# King Street Picton Upgrades

2020 – 2023

## EXTERIOR

1. whole house **reroofed**; added new **eavestroughs** throughout (no eavestroughs previously)
2. **removed unused chimney** at front of house that was in danger of collapsing
3. **rebuilt back chimney** above roofline (bricks crumbling into dust)
4. **replastered** and painted crumbling exterior plaster in spots
5. added **gardens** around house perimeter and stone path
6. installed 4 person **hot tub**
7. **removed giant walnut tree** and stump that was against house and doing damage
8. **rebuilt collapsing front porch**, jacking up to level, removing rotted pillars, replacing with new
9. added **doorbell/mailbox**

## INTERIOR

10. installed **woodburning fireplace stove insert** and **chimney liner**; fireplace was not working, damper had been removed
11. installed **porcelain tiled fireplace hearth**
12. installed all new **high efficiency windows in 'big room'** (seven windows) with aluminum capped sills and flashing; two extra windows (value \$1000) are in shed to be built into a possible Bunkie
13. **kitchen/diningroom** torn down to studs; ceiling raised; kitchen riser rebuilt; entire kitchen replaced including rockwool insulation, drywall, pot lights, gfis, cupboards, window trim, baseboard, tile, flooring, added dishwasher; installed large green glass cabinets and ceiling fan/light fixture in dining area
14. **upstairs bathroom** torn down to joists which had been compromised with previous build; sistered joists; installed new stack, vents, and plumbing; then bathroom rebuilt with new tub, toilet, sink, cabinet, tile, light fixture, fan, gfi and porcelain tile flooring; built exterior cabinet with same flooring
15. installed **skylight** above stairs to second floor
16. **repaired boiler** replacing electrical panel (\$1200) and repairing venting (\$600), repairing radiator giant bleed valve in attic (\$400) plus maintenance; boiler was only heating to 13 to 17 degrees, now constant 21 degrees
17. **replaced knob and tube** wiring in big room