

Improvements to 45 Balton Road since 2015

2015

- Kitchen renovation – combined several rooms to make one large space. Custom wood cabinetry by Ian Thompson. High-honed absolute black granite counters. Huge center island. High-end stainless appliances including a Viking Stove with 6 burners and a griddle, and a Sub-Zero refrigerator/freezer. Added French doors out to a deck and the yard.

2016

- Asbestos abatement: removal of basement floor tiles, stair treads with tile, and abatement of all exposed ductwork/insulation; asbestos air testing following completion
- Lead testing
- Radon testing
- Painted main hallway and foyer, powder room, second floor landing, living room, dining room, two (children's) bedrooms
- Removal of overgrown vegetation on outside of house
- Electrical work:
 - Replaced parts to exterior lighting at gate and installed new switch
 - Replaced door bell switches
 - Replaced plugs and switches in living room, dining room, main hallway and foyer, second floor landing, bedrooms
 - Installed motion switch for garage lights
 - Replaced photocells for lighting at front door
 - Installed new ground rod in basement for electrical system

2017

- Complete gut renovation of master bathroom, guest bathroom, and Jack and Jill bathroom on second floor of house
- Electrical work:
 - Rewired cable wires for TV in kitchen
 - Installed cable wiring for TV in living room
 - Installed recessed lighting in living room
 - Removed plug molds in 2 bedrooms and installed new boxes for outlets and sconces
- Installed new laundry room faucet
- Installed new belts on garage door
- Installed new thermostats in main hallway, second floor landing, and guest wing

- Repaired slate roof
 - Removed rotting wood balustrade/railings and patched holes in existing metal roof
 - Applied Alumanation roof coating over entire flat roof area
- Installed new whole house water filter in basement
- Installed new glass storm panel for sunroom
- New LG washer
- Re-landscaped backyard

2018

- Installed recessed lighting in master bedroom
- Installed cable wiring for TV in master bedroom with surrounding support frame for mount
- New LG dryer
- New Marvel beverage center
- Reglazed 16 windows in main house
- Painted interior windows in office and foyer
- Painted interior of front door
- Painted master bedroom, office, and laundry area
- Replaced door bell
- Installed new hot water heater
- Stained and sealed deck
- Repaired weatherstripping around kitchen door
- Basement renovation
 - Installed new carpeting in stairwell and storage closet
 - Installed new tile in basement bedroom, hall and basement stairwell
 - Installed new stair treads
 - Installed new pressure-treated sleepers, insulation, and subfloor in main stairwell
 - Replaced broken threshold in entrance to main bathroom
 - Repaired urinal
 - Painted all basement walls
 - Painted mechanical and utility room floors
 - Installed new ceiling tiles
 - Installed new stair treads
 - Installed new toilet in bathroom
 - Replaced two light fixtures