

45 Hazard Ave Improvements Since 1996

1996

- Replaced copper gutter at corner of dining room

1997

- Planted Stewartia tree in front yard
- Other miscellaneous plantings added

2006

- Installed 6 zones of central air-conditioning (3 zones of conventional central a/c and 3 zones of ductless a/c)

2007

- New basement windows fabricated to match granite in foundation

2008

- Miscellaneous copper gutters replaced
- Carpeting removed on 2nd/3rd floors; floors refinished as needed

2011

- Additional copper gutters replaced
- Installed custom insulated Hunter-Douglas blinds in kitchen, sunroom, and sitting room off master
- New 50 gallon gas hot water heater installed

2012

- New rubber roofs installed on all flat portions of roof

2016

- Old slate roof completely removed and replaced with a new single layer slate roof (Vermont purple slate) and new copper ridge caps installed – work done by Doug Weiker (Rhode Island Slate Roofing)
- Front chimney parged and pointed
- New high-efficiency commercial grade boiler installed
- New Whirlpool washer installed

2017

- Kitchen refurbished – cabinets painted, new hardware, some counters replaced, all new professional KitchenAid stainless appliances
- New Whirlpool dryer
- Miscellaneous interior painting and touch-up
- Storage rooms on 3rd floor totally re-plastered and painted
- Exterior of house painted

2018

- Replaced both oil tanks