

# Improvements to 31 Laurel Avenue since 2009

## 2009

- Sanded and finished all hardwood floors (except the kitchen)
- Upgraded electric service to 200 Amp and moved service line to the driveway side of the house
- Installed a new main water shut-off valve (old one was broken)
- New dryer
- Replaced the corroded sewer pipe in basement
- Installed new high efficiency Peerless gas steam boiler
- Removed the huge 60 feet tall pine tree in the backyard, where the patio is currently
- Installed new chimney cap (old one was gone) + chimney cleaning

## 2010

- Knob & tube wiring removed in entire house.
- Installed new Pella windows 1st, 2nd and 3rd floor (33 windows total)
- Built patio in the backyard next to garage
- Tree pruning backyard to make space for a lawn
- Installed an attic fan in the attic, with automatic thermostat (comes on automatically if attic temperature is above 95 F)
- 2nd floor bathroom: removed wallpaper and painted

## 2011

- 1st & 2nd floor hallway: put in a new drywall ceiling, removed all wallpaper, coated the walls with smooth plaster and painted all walls
- Updated 1st floor powder room: new floor, new sink & toilet, new drywall ceiling, new ceiling fan, painted walls
- Installed Mitsubishi ductless 2-zone (living room & dining room) mini-split heat pump (heat pump functions as AC during summer, but also functions as a heating source when outdoor temperature is above 40F)

## 2012

- Installed American Standard Heat pump for 2nd and 3rd floor (heat pump functions as AC during summer, but also functions as a heating source when outdoor temperature is above 40F ) 2 zones= 2nd floor and 3rd floor each have their own thermostat
- Built granite stone wall on the east side of the lot (built by Lou Polseno Landscaping)

## **2013**

- 2nd floor two smaller bedrooms: removed all wall paper and put new drywall ceiling and new plaster coat on walls and painted all walls
- New gas line installed by National Grid (new plastic line inserted inside old gas line pipe)

## **2015**

- Installed new roof (2nd layer shingles on existing roof shingles)

## **2016**

- Driveway seal coated
- Updated the entryway ( facing driveway): New drywall ceiling, paint and new floor

## **2017**

- Replaced the lead pipe main service water line coming into the house from the curb
- Garage painted
- Repaired garage right hand side foundation + replaced the rotten center stud.
- Built new porch + entryway, new hallway, and 2nd floor deck

## **2018**

- New brick front path + underground seeping tank for front drain spout
- Removed maple tree west of the garage +stump grind
- New gas water heater
- 3rd floor smallest room: New ceiling and wallpaper
- 3rd floor smaller bedroom: Removed wallpaper, plastered and painted the walls (and inside closet)

## **2019**

- Painted all the radiators on 2nd floor
- New garage roof installed
- New window installed in the kitchen
- Kitchen updated: new Quartz counter top, new sink & faucet, new kitchen appliances: fridge, stove, dishwasher, disposal, new cabinet doors, removed wallpaper and painted
- New fence installed along the driveway side of the house
- Painted dining room, living room, 2nd floor bathroom and master bedroom
- Exterior of house painted