

# RENOVATION DETAILS

67 DORSET ST. WEST, Port Hope, ON

The following is a fairly detailed summary of the work done to 67 Dorset from November 02 to March 03.

## General

- Sand, seal and refinish all wood flooring on first and second floors
- Remove any functioning knob and tube wiring
- Expand circuit breaker board and re-wire whole house
- Remove original windows and frames on East, North, & West faces of 'main house and replace with new windows and frames both. interior and exterior New locks with 'single' key on all doors
- Install Security system with in door sensors
- Farrow and Ball paints used on 1<sup>st</sup> & 2<sup>nd</sup> floors
- Install fiberglass insulation in all renovated areas
- Insulate all other areas with cellulose fiber
- New toilets in all bathrooms
- New telephone and cable outlets through out
- Central Vacuum

## Entry Area & Dining Area:

- Install storm windows in front of Stained Glass
- Sand and re paint front door along with new weather striping
- New light fixtures, plugs, and switches
- New exterior lights and wiring
- Build a new walls off the original for the following:
- Run 4 new heat ducts to 2nd level
- Run plumbing and venting for new ensuite bathroom
- Insulate walls and pipes
- Build custom recessed shelves with halogen lighting
- Single switch for Halogens with optional wiring for individual switching
- Remove old molding and support beam between entry area and dining room Replace old beam and install new molding around entry
- Install custom wood French doors with double safety locks and sliding screen. New ceiling wall board in dining room

## Sitting Room:

- New wallboard on ceiling and walls
- Restore original moldings
- New door frames and molding
- New windows and moldings inside and outside
- Original exterior shutters refinished and installed as interior shutters Original electric fireplace removed, brick work wall and base installed with
- New electric fireplace. (Works with remote and has a thermostatically controlled heater built in)
- New Wiring throughout

## Hallway / Kitchen

- New cushion flooring

- Refinish and custom paint kitchen cabinets
- New windows in kitchen and bathroom
- New weather striping on exit door in the hallway
- New Tin ceiling in the kitchen
- Paint all areas
- Sand and refinish stairwell to second floor from kitchen, paint white New dishwasher
- Insulate all walls including bathroom and cupboard

### **Second Floor 'Marine Room'.**

- Sand and paint wood floors
- New Wallboard on all walls and ceiling
- Insulate all areas
- New wiring, plugs and switches
- Table light works from switch in Kitchen or from 2nd floor Kept original window in this area
- New Oak painted door to bathroom

### **Main Bathroom:**

- Remove walls and build new dormer on east side
- Sand blast and paint original cast iron tub with 'Claw Feet'.
- Move tub to east side, new plumbing, faucets, and shower support for this tub New window in dormer
- New bathroom fan and lighting
- Sand and paint wood floors
- (Plumbing runs from the west side to the east so a small washer/dryer could be installed in this bathroom)

### **Master Bedroom:**

- Completely removed original ceiling, and all plaster
- Build new walk in closet with doors from other areas of the house New wallboard on walls and ceiling
- Clean and keep original chimney for visual affect
- Build new en suite bathroom with custom counter, sink and taps New shower
- Restore original floors
- New wiring and timed switch for ceiling fan
- Pocket door

### **Second and Third Bedrooms:**

- New wallboard on ceiling and walls in 2nd bedroom (3<sup>rd</sup> room has original walls with new ceiling)
- New Wiring, outlets, and switches
- New Light Fixtures
- All areas insulated

### **Hallway:**

- Painting and flooring re done
- New light Fixtures, new wiring Build new dormer c/w;
- New wiring and light fixtures
- Thermal pane window
- Book shelf
- Sunscreen widow shade
- Insulate all areas

## **Exterior.**

- Completely re build front porch including new columns, stairs, deck, roof and door molding and lighting
- Locking storage area under porch
- Clean and paint aluminum siding
- New soffit vents all around
- New eaves trough all around
- Insulate attic and roof on the brick addition
- Expand and refinish deck off Dining Room
- New Exterior wiring for pond and deck
- New deck and stairs on the east side
- Level grade and the front of the house with pressure treated timbers, fill with soil and new plants
- Build 'railway' tie planter on the east side of the driveway
- Install with pressure treated fence pats the original columns from the front of the front porch. Custom made copper caps on columns
- New fence with copper caps on fence posts
- Grade and level drive along with new gravel

## **Basement:**

- Clean and check Mid Efficiency furnace
- New gas hot water tank (rental)
- Remove old carpet and suspended ceiling for access to wiring and plumbing
- Paint floors and walls in some area