

Upgrades Done To 4683 Drakestone Crescent

General Items

- 1) Roof shingles removed & replaced 2008
- 2) New Furnace 2009 (new furnace blower motor 2018)
- 3) Large interlocking stone patio (12 x 30 feet approximately) with large stone stairs to house added to backyard May 2015
- 4) Interlocking stone walkway added front pathway June 2015
- 5) Front porch concrete crack separation filled & sealed spring 2015, front porch painted at this time
- 6) New kitchen smoke detector April 2017
- 7) New Carbon Monoxide monitors basement & 2nd floor 2018
- 8) All broken window screens replaced throughout house 2018 including living room sliding door screen
- 9) All window coverings upgraded except basement window blind (no coverings on: 2 basement windows (laundry room and cold cellar), one kitchen window, main floor powder room and 2nd floor hall washroom)
- 10) Waterproofing sealing done to back foundation wall (laundry room) inside (2004) and outside 2006 (8 feet down to bottom of foundation)
- 11) All house cleaning done chemical free since 2011
- 12) Dryer exhaust hole added to basement laundry room and vented

2nd Floor Upgrades

- 1) New toilet & sink with new taps hall bathroom 2012, new toilet master ensuite bathroom 2012
- 2) New carpet upstairs hallway, linen closet and stairs 2010
- 3) Upstairs hallway & stairway painted 2009
- 4) Light fixtures/ceiling fans upgraded in all 3 bedrooms, hall light over stairs and master bathroom
- 5) Wallpaper on 2 end walls in master bedroom removed and walls painted 2018
- 6) Hall bathroom walls & ceiling repainted 2018

Main floor Upgrades

- 1) Living room, family room & hallway walls/ceilings repainted 2009
- 2) New laminate flooring to living room, family room & hallway 2009
- 3) New baseboards, window & door trim living room, family room & hallway & stained 2009
- 4) Upgraded fireplace door & fire utensils 2012 (fireplace inspected & cleaned every 2 years since 2003 & only clean firewood burned, last done fall 2017)
- 5) New kitchen stove 2008
- 6) Kitchen walls/ceiling repainted April 2017
- 7) New vinyl flooring kitchen & main floor powder room April 2017, main floor hall closet 2018
- 8) New wood doors to basement and main floor powder room 2009
- 9) Light fixtures upgraded in family room, hallway & kitchen
- 10) New sink & taps main floor powder room 2012

Basement Upgrades

- 1) Complete laundry room built 2004/2005 (wall framing, dry wall, electrical outlets, safe & sound insulation, baseboards, window trim, new drop ceiling, vinyl flooring, paint)
- 2) Complete music studio control room/office (beside laundry room) built 2004/2005 (wall framing, dry wall, safe & sound insulation, baseboards, electrical outlets, double plexiglass control room window into inner larger rec room, carpet, paint)
- 3) Landing & Stairway wallpaper removed and walls repainted 2005
- 4) Double soundproofed music studio wall system built 2004/2005 in larger recreation area (rehearsal space) and 2 walls of control room/office (wall framing, dry wall, safe & sound insulation in both walls, paint)
- 5) Exterior metal doors x 6 to double wall system entrances for soundproofing 2005
- 6) Ceiling soundproofed 2004/2005 (safe & sound insulation & dry wall) (all electrical junction box locations marked on ceiling dry wall)
- 7) New drop ceiling larger recreation & nook areas

8) Sound absorption foam (Primacoustic) to control room/office and rehearsal recreation space (\$2,000 approximate value)

9) All new lighting (pot lights recreation area & nook, laundry room and control room/office)

10) Rebuilt single walls around furnace/storage area to code

Note: The main water shut off for the house in the driveway was replaced by the City of Mississauga in 2017. It is a completely new connection. This was the last year the city was doing this for free, it is now a cost to owners.