

IMPROVEMENTS AT 302 PACIFIC AVENUE SINCE FEBRUARY 2001  
May 2018

Basement

New tiling floor in bathroom (2001)

New toilet (2001)

**Jack-up of the house (2003)**

**New iron beam (2003)**

**New high efficiency furnace (2003)**

Knob-and-tube replacement of everything visible (2004)

**Complete drain work inside and outside, with weeping tiles - life warranty by Drainworks (2009)**

Dressing room (2015)

Backyard

Wider garage door - on yard side (2002)

New cedar fence on south side (2003)

New gate between 300 and 302 Pacific (2003)

Landscaping (2003)

Two new garage doors with electric opener - on lane side (2004 and 2008)

New electric opener for south door (2018)

First Floor

Fireplace relined (2008) - Mantel and tiling redone in Fall 2010

Powder room, living room, dining room, pre-kitchen (2011) - insulated and Marvin window

Garden room (2013-2014) - complete foam insulation and Marvin windows and door

Kitchen (2017)

Second Floor

**Bathroom, including plumbing updated to 2003 standards (2003)**

New hardwood floor in corridor (2005)

Third Floor

Wall-to-wall carpeting (2008 or 2009)

General

**HVAC system according to engineer specifications - two heating zones (2003)**

Entrance hall, stairwell and upstairs corridor gutted, insulated, with knob-and-tube replacement (2004)

Pre-wiring for alarm system and central vacuum (2004 for the front and 2013 for the back)

Interconnected alarms on each floor including basement (2004)

**New roof (2009)**

New garage roof (2015)

### Façade

All windows and doors stripped and painted (2005)

Gable restored (2005)

Brick cleaning

**New front porch (2008-2009)**

Eavestroughs (T-Rex system - no need to clean them anymore) (2015)

**NOTE: After the deluge of July 2013 and subsequent cataracts, not one single drop of water in the basement. Worth noting!**

PAGE

PAGE 2