

## **LIST OF UPGRADES AND IMPROVEMENTS to 8552 EBOR TERRACE**

All new thermopane windows throughout the entire house, including the sliding doors to patio and garden area off kitchen.

All new carpets upstairs, new stair carpet and new carpets in family/teen area and studio/den.

Developed unfinished area downstairs to create additional finished living space. Created large, open concept family/teen area, created cozy sitting/reading area by fire place, additional studio/den (with additional heavy duty insulation in walls and ceiling for soundproofing) and created a warm room/drying area around the furnace. New carpets and all newly painted, insulation in ceiling and walls.

Development of downstairs enabled the creation of an additional bedroom.

Cleared and improved the back garden. Removed large amounts of garden debris, trimmed and pruned trees and hedges. Removed old and rotting hot tub.

Fully fenced back yard to provide a safe and secure environment for kids and pets, with the addition of three access gates to allow for easy access when mowing lawn etc.

Added additional insulation to attic area for improved heat retention.

Full perimeter drain inspection in August of 2015 – report available. All drains working.

Had a gas line brought to the house, to the spot most convenient for connection to upstairs fireplace, and for ease of conversion to gas heating/hot water.

The furnace and fireplaces are cleaned and serviced every year before initial use at start of winter.

North Saanich Fire Department 2 year garden burning permit in place – good to October 2017