
5932 DALKEITH HILL

RENOVATIONS & UPGRADES

GENERAL

- Retained civil engineer to design and provide engineered drawings for all structural changes.
- Guttled majority of the house including kitchen, master & middle bedrooms, all 3 bathrooms, living room, entry & downstairs.
- Removed walls in master bedroom (hallway, old 2 piece master bathroom, closet).
- Installed all required supports for new design of floor plan.
- Removed old K3 board & install new 3/8" "Good One Side" fir plywood subfloor in kitchen, living room, main entry, master bedroom entry & back landing.
- Replaced old electrical panel & 95% of wiring in house
- Replaced most old copper plumbing with new ABS except stacks.
- Redesigned electrical layout in the house.
- Enlarged master bedroom window opening & installed new windows in bedroom & main bath.
- Framed in new walls for new hallway, master & main bath, kitchen pantry, & his & her closets in master bedroom.
- Screwed down all flooring to joists to remove squeaks.
- Installed new venting casement windows in living room & kitchen.
- Installed all new lighting fixtures, pot lights & under-cabinet lighting.
- New aluminum custom Abbey blinds installed throughout the house.
- Handcrafted stonework on both fireplaces.
- Installed 56 ounce carpeting with 8# underlay in bedrooms & downstairs.
- Removed old stipple ceilings & replaced with knockdown ceilings throughout house.
- Painted interior in designer colors with select feature walls.
- All new interior & exterior doors & hardware, including upgraded front entry door with glass inset.
- All new matching maple cabinetry throughout in cappuccino color.
- Installed upgraded crown moldings & baseboards.
- All new "Decora" light switches & plugs.
- New smoke detectors.

MAIN FLOOR

5932 DALKEITH HILL
RENOVATIONS & UPGRADES

- Installed 22 foot, 3ply 14" micro-lam beam in living room.
- Installed beams in hallway & master bathroom.
- Installed new gas fireplace upstairs with wiring for TV above handcrafted maple mantle area.
- New oak hardwood & porcelain tile flooring upstairs.
- Removed old metal hand railing from kitchen to downstairs & installed new handcrafted wood & metal railing.

KITCHEN

- Removed walls separating living room, dining room & kitchen.
- In kitchen installed new maple cabinets (with built in spice rack, recycle centre & other extras), hardware & eating island all with granite countertops.
- Installed new high end stainless steel appliances, garburator & vacu-flo.
- Designer backsplash in kitchen.
- Upgraded double stainless steel kitchen sink and facet with sprayer.

BATHROOMS

- Guttled & redesigned both upstairs bathrooms & moved walls to accommodate changes.
 - Installed new plumbing for 42" custom shower in master bath.
 - Installed new $\frac{3}{4}$ ", "Good One Side" plywood subfloor in bathrooms for stable base for tiling.
 - Replaced old vanity plumbing in both baths.
 - Installed new maple vanity cabinets, sinks and faucets in all 3 bathrooms.
 - Maple linen tower in downstairs bath with matching wet bar cabinets downstairs.
 - Low flush 2-stage toilets installed in all bathrooms.
 - Whisper quiet bathroom fans installed in all 3 bathrooms.
 - Designer mirrors in master bathroom.
-

5932 DALKEITH HILL RENOVATIONS & UPGRADES

DOWNSTAIRS

- Redesigned basement floor plan & remove 1 storage room, reframed exterior walls & re-insulate.
- Designed basement for games room with darts & pool/games table.
- Moved downstairs bathroom walls to enlarge room & installed new custom shower.
- Installed new plumbing for downstairs bathroom.
- Moved utility room walls to accommodate new wet bar.
- Reframed downstairs fireplace to accommodate cabinet for media room components & sitting area beside fireplace.
- Installed new furnace & electronic thermostat.
- Wired in surround sound for media room in basement with sub-woofer wiring.

GARAGE & OTHER

- Added power to the garage; dug in electrical circuits & wired garage with sub-panel.
 - Insulated & dry-walled garage & installed new garage door opener with 2 remotes.
 - Installed old kitchen cabinets built work benches in garage.
 - Built new brick flower bed in front of house.
 - New back fence & gate.
-