

House Improvements History: 12 Myrtle Ave.

Year	Description	Cost
1961	House purchased. (built in 1912)	\$62,000
1970	Carriage House converted to "Garage"	
1973	Marble coping blocks sealed. Fire alarm system installed per insurance requirement	
1974	Dick Hooker values house at 234,000	
1977	Capital Improvement Plan presented ("Kroner/Kunkel" architects report via Dave Haviland)	
1975	Bannisters repaired	
1976	Carpet installed in living room (now the Chapter Room) Drapes and Wallpaper installed Electrical work done - 1st floor	
1977	Kitchen renovated Roofing work Widow's walk railing reworked Refrigerator purchased 4 electrical feeder lines added to 3rd floor Copper plumbing lines added in basement	
1979	2nd Hot water heater installed Showers (2) installed on 3rd floor	
1981	Front Hallway & Stairway wallpapered Chapter room furniture purchased (chairs, couch, tables, lamps, coffee table) Stereo system purchased Middle head plumbing redone Dryer purchased Tub room refinished	1,500 1,300 490
1982	Hamil Lion installed Back kitchen entrance enclosed Energy survey performed ("Princeton Report") Smoke alarms installed in each room (battery operated) Marble borders on patios repaired Lawnmower, meat slicer, vacuum cleaner purchased	
1983	First floor refinished Marble foundation blocks reset	

Year	Description	Cost
	Insulation added to attic	
1984	Driveway paved Basement windows encased with brick First Dishwasher purchased	3,500
1986	New Phone system installed	
1987	1st Copier purchased Stereo purchased Emergency lighting installed	7,900 1,600
1988	Chimneys, caps repointed Front wall bolted / tied Vinyl roof installed - Widow's Walk Sidewalk & curbs replaced by Troy	
1990	Stairs, bannister rebuilt French Doors installed Windows rebuilt in Chapter Room (living room) Watermain repaired in front yard Parking spots added behind garage Refinished 1st floor	\$3,500 19,700 550 2,000
1991	2nd Floor Bath rebuilt Asbestos Removed	11,500 8,700
1992	3rd Floor Bath Rebuilt Replace downspouts Volleyball Court installed (54 tons of sand) Driveway patched Brick grill installed at south porch Kitchen painted Gravel parking added to south end of lot Widow's Walk railing rebuilt to original design General Painting, interior & exterior Dining room wallpapered	15,000 2,300
1993	Front porch Repairs Flooring Replaced on first floor Brick repointed Roof repairs Fire detection system installed 1st Floor rewired Walls, ceilings refinished - 1st floor Chapter room / Living room rebuilt Kitchen door replaced	\$75,000 for entire project

Year	Description	Cost
1994		
1995		
1996	Middle Head rebuilt	
1997	End (Slave's) Head rebuilt	
1998	Jane rebuilt Driveway repaved	

<u>Projects</u>	<u>Project</u>	<u>Location</u>	<u>Priority</u>	<u>Work By</u>	<u>Est. Cost</u>
Repair Slate roof	Exterior	Exterior Front	1	Contractors	\$ 3,000
Repair molding SE corner	Exterior	Garage	1	Contractors	\$ 3,000
Chaulking	Exterior	Exterior Front	1	Contractors	\$ 2,500
Repair flashing	Exterior	Kitchen Porch	1	Contractors	\$ 1,500
Reflash	Exterior	Front Entry	1	Contractors	\$ 1,500
Repair flashing around dormers	Exterior	Garage	1	Contractors	\$ 1,500
Repair flashing around dormers	Exterior	Slaves Qtrs	1	Contractors	\$ 1,500
Fix gutter	Exterior	Garage	1	Contractors	\$ 500
Replace missing molding	Exterior	Slaves Qtrs	1	Contractors	\$ 500
Replace freeze board	Exterior	Slaves Qtrs	1	Contractors	\$ 500
Repair rotting trim	Exterior	Exterior Front	4	Contractors	\$ 500
Repair bead edges	Exterior	Front Entry	4	Contractors	\$ 500
Repair ceiling holes	Exterior	South Patio	4	Contractors	\$ 1,000
Rework drains	Exterior	South Patio	4	Contractors	\$ 500
RegROUT Tiles	Exterior	South Patio	4	Contractors	\$ 1,500
Repair Columns	Exterior	South Patio	4	Contractors	\$ 1,200
Secure Railings	Exterior	Widow's Walk	5	Contractors	\$ 150
Reroute driveway drains	Exterior	Yard	5	Contractors	\$ 250
Strip/repaint shutters	Exterior	Exterior Front	4	Actives	\$ 500
					\$ 22,100
Wiring	Wiring	Interior	3	Contractors	\$ 35,000
Replace windows	Windows	Chapter Room	2	Contractors	\$ 1,000
Replace Windows	Windows	Room 201	2	Contractors	\$ 500
Repair window	Windows	Room 207	2	Contractors	\$ 500
Replace Window	Windows	Room 210	2	Contractors	\$ 500
Other windows	Windows		2	Contractors	\$ 8,000
					\$ 10,500
Reinforce Ceiling near stairs	Basement	Basement	5	Contractors	\$ 500
Refinish Basement	Basement	Basement	4	Contractors	\$ 12,000
Rework Foundation concrete	Basement	Basement	1	Contractors	\$ 5,000
					\$ 17,500
Freezer	Furnishings	Kitchen	3	na	\$ 1,000
Furniture	Furnishings	Chapter Room	3	na	\$ 1,000

<u>Projects</u>	<u>Project</u>	<u>Location</u>	<u>Priority</u>	<u>Work By</u>	<u>Est. Cost</u>
Repair tiles	Interior	Kitchen	4	Actives	\$ 100
Install new weather strips	Interior	Chapter Room	2	Actives	\$ 200
Refinish floors	Interior	2nd Floor Landin	4	Actives	\$ 1,500
Repaint Ceiling	Interior	Kitchen	4	Actives	\$ 250
Crack monitor	Interior	2nd Floor Rooms	5	Actives	\$ 100
					\$ 2,150
Cut down/back Maple	Landscape	Garage	1	Actives	\$ 100
Landscaping	Landscape	Yard	4	Actives	\$ 1,000
Rewire lights	Landscape	Yard	5	Actives	\$ 200
					\$ 1,300
Reinforce shower floor	Maintenance	Slave's Head	5	Contractors	\$ 500
Repair Water damage	Maintenance	2nd Floor Landin	4	Actives	\$ 200
Replace cracked tub	Maintenance	2nd Floor Head	5	Contractors	\$ 200
Replace Threshold	Maintenance	Foyer	2	Actives	\$ 100
Repair radiator valve	Maintenance	Room 304	2	Actives	\$ 50
Replace hardware	Maintenance	Jane	4	Actives	\$ 50
Replace shower stall seal	Maintenance	3rd Floor Head	1	Actives	\$ 25
Replace missing tile	Maintenance	3rd Floor Head	4	Actives	\$ 25
					\$ 1,150

Maintenance Planning

Furniture	8 yrs.	\$	1,500
Bathrooms	10 yrs.	\$	10,000
Kitchen	15 yrs.	\$	20,000
Floors	15 yrs.	\$	8,000
Boiler	25 yrs	\$	15,000

Priorities

Protect from elements
 Reduce Costs (utilities, etc..)
 Improve living conditions
 Improve Appearance
 Other

New York Epsilon
House Improvement Plan / Summary Report

2/19/99

Projected Major Projects & Costs over next 5-10 years

Estimated Cost

1. Exterior Woodwork and Roofing repairs	\$22,000	
2. Interior Wiring - electrical, cable, phone, network	35,000	
3. Window replacements	10,500	
4. Basement & Foundation	17,500	
5. Boiler	15,000	
6. Bathroom (1 every 2 - 3 yrs.)	8,000	(avg. ea.)
7. Chapter Room Furniture, Kitchen Freezer	2,500	

Longterm Replacement

Planning & Maintenance

"Life Expectancy"

Approx. Cost

Annualized

1. Computer	2 yrs.	\$1000	\$500
2. Copier	5 yrs.	1000	200
3. Chapter Room Furniture	8 yrs.	1600	200
4. Dining Room Tables & Chairs	8 yrs.	400	50
5. Bathrooms	10 yrs.	40,000	4,000
6. Hot Water Heaters	10 yrs.	400	40
7. Dishwasher	10 yrs.	1000	100
8. Floors	20 yrs.	8,000	400
9. Kitchen	20 yrs.	30,000	1500
10. Boiler	25 yrs.	15,000	600
11. Roof	50 yrs.	50,000	1,000
12. Routine Maintenance & Paint	1 yr.	1,000	1,000
Total			9,590