

## 14 Boylston Terrace, Amherst, NH

### Major Improvements and Updates

Approximate Year	Description	Contractor / Vendor
2011	Fireplace wood insert installed, chimney fully lined.	Armstrong (Manchester, NH)
2011	Master bath remodel	Owner-managed, The Granite Group (Manchester, NH), Granite State Glass (Nashua, NH)
2013	Rinnai on-demand water heater	FW Webb (Nashua, NH)
2013	Pellet furnace installed	Son's Chimney (Milford, NH), Jasper Mechanicals (Nashua, NH)
2015	Leach field replacement, septic tank addition, dry well installation	Jim Sickler (Amherst, NH)
2017	Roof replaced (tear-off), skylights replaced (solar), full ice/water shield; transferable warranty (50-year)	Vaillancourt Roofing (Milford, NH)
2018	Garage remodel (garage floor epoxied, walls and ceiling redone/painted, garage doors replaced, tracks replaced, and openers replaced)	Owner-managed, Fimbel (Merrimack, NH)
2020	Lawn/yard redo/expansion and irrigation installed	Green Acres Irrigation (Lyndeborough, NH)
2022	Carpets + pad replacement 2nd floor	Cardoza Flooring (Milford, NH)
2024	New hardwood floors living room, office	Thompson's Flooring (Milford, NH)
2024	All kitchen appliances replaced	Barons Major Brands (Nashua, NH)
2024	Water expansion tank replaced and upgraded	Skilling & Sons, LLC (Amherst, NH)
2025	Front door and basement windows replaced	Smart Installs, LLC (Amherst, NH)
2025	Existing gutters removed, Gutter Guard Gutters installed	Vaillancourt Roofing (Milford, NH)
2025	Half-bath remodel	Owner-managed, Artistic Tile (Nashua, NH), FW Webb (Nashua, NH)
2025	Chimney crown sealed and new top kit	Armstrong (Manchester, NH)

### Ongoing Service and Maintenance

	Description	Contractor / Vendor
Since 2009	Home Proection Program - Last performed January 2026	JP Pest Control (Milford, NH)
Since 2010	Annual water softener inspection/service - Last performed Summer 2025	Jim Trombly Plumbing (Manchester, NH)
Since 2011	Annual chimney/stove inspection and sweep - Scheduled March 2026	Armstrong (Manchester, NH)