Landscaping:

1. Installed new gravel driveway behind the garage for a safer entry and exit. State permitted.
2. Removed trees and constructed an engineered gravel driveway to the Rockingham Rail Trail from the permitted driveway behind the garage. There is an as-built plan which includes the installed culvert.
3. Regraveled driveway between the garage and house extending to the Rockingham Rail Trail and to the horse paddocks.
4. Took down a number of large dead oaks, and a large number of overgrown pines. Removed root systems, loamed, reseeded.
5. Limbed all the existing trees, cabled trees worth keeping.
6. Installed a brick walkway from the mudroom to the driveway and from the mudroom to the Spring House.
7. Removed overgrown shrubbery around the perimeter of the house.
8. Installed a drip edge around the perimeter of the house.
9. Reestablished professional garden beds.
10. Reestablished and upgraded sprinkler systems.
11. Stone landscape “Pioneer Farm”.
12. Repointed the outdoor fireplace.
13. All new lamp posts and lights.
14. New flag pole.
15. Test pits for 2nd lot south of the Rockingham Rail Trail.
16. Surveyed buildable lot north of the Rockingham Rail Trail.

Non horse fencing:

1. Installed vinyl white fence, a manual gate, and an automatic gate along the length of the property’s frontage.
2. Installed aluminum fencing with 3 gates around courtyard.

Wells: (3 wells on property, 1 is being utilized, 1 is serviceable, the other may be serviceable but we haven’t had it serviced):

1. New well pump to existing utilized well.
2. Serviced and installed road grade well cover to second well on property.

Main House Exterior Remodel:

1. Replaced 8 windows in the bedrooms of the original home.
2. Replaced the siding in the front of the house with CertainTeed vinyl siding and hung Aztec style flower boxes.
3. Replaced siding over the hallway into the great room up to the roof peak.

4. Replaced cupola over the great room.
5. Installed exterior lights.
6. Repointed living area chimney.
7. Replaced basement door to the master bedroom basement.

Main House Interior Remodel:

1. Kitchen: repainted cabinets, replaced hardware, added pull outs, replaced oven, added propane for gas burners and connected outdoor grill, extended the island with custom cabinetry, new countertops, new inset overhead fan, added recessed lighting.
2. Upstairs: Pulled out carpeting, added shiplap, removed wallpaper, added recessed lighting in hall, full bathroom remodel.
3. Down stairs original house bathroom: Added pine flooring, removed wallpaper, changed cabinet and shower hardware.
4. Refinished red birch kitchen floors.
5. Refinished wide pine living area floors.
6. Redid trim of all 8 windows of original house bedrooms to match the existing.
7. Installed wood stove insert in living area.
8. Painted cabinets in laundry room.
9. Removed wallpaper in master bathroom.
10. Installed radon mitigation in great room basement.

Garage Remodel Exterior:

1. Extended and paved the area around the garage.
2. CertainTeed vinyl sided the entire garage with a combination of mismatch vertical board and batten, horizontal, and cedar impressions.
3. Four new automatic garage doors.
4. New roof over open 3 bay garage.
5. Poured concrete flooring in the open three bay garage.
6. Installed gutters on the garage.
7. Added exterior lighting.
8. New door into the heated workshop.
9. New door for easy entry into the attic space.

Garage Apartment:

1. Garage apartment: Gutted and remodeled with spray foam insulation, new plumbing, electrical, mini split, floors, beams, shiplap, appliances, windows, doors, etc.

2. Located and emptied the septic holding tanks.

Spring House Remodel:

1. Insulated underneath with spray foam.
2. All new windows.
3. Updated electrical.
4. Hard wired cable.
5. Installed mini split.

Exterior Barn Remodel:

1. Replaced the siding of the back of the barn and the two sides of the barn with CertainTeed vinyl siding.
2. Replaced the lower siding of the barn in the horse paddock with high grade Everlast Vertical Board and Batten composite siding.
3. Replaced and added 6 large windows in the back of the barn.
4. Replaced and hinged all windows in the upper and lower barn.
5. Replaced cupola with beautiful windows and copper roof.

Upper Barn Interior Remodel:

1. Removed 100 gallons of bat guano.
2. Hired company to clean/disinfected entire barn.
3. Installed large propane heater.
4. Turfed middle aisle.
5. Added batting cage.
6. Mats and mirrors for workout room.
7. Built dog house entry and door for easy access to lower barn.
8. Trap door to upper attic.

Lower Barn Interior Remodel:

1. Installed a wooden floor.
2. Installed stone dust and rubber mats in four horse stalls.
3. Built a tack room with heat and dehumidifier drainage to outside.
4. New electrical panel.

Outside Horse Remodels:

1. Brand new waterlines under frost level to all three Nelson automatic water systems.

2. Ran electric through conduit to all Nelson water systems.
3. Built a 150 X 75 horse arena. Base is packed stone dust and the footing sand. White vinyl fencing for enclosure.
4. Built a good sized barnyard paddock out of pressure treated wood off of the barn.
5. Built an oversized paddock/pasture out of pressure treated posts and cedar rails. Added two 12 foot gates.
6. Built a large pasture off of the barnyard paddock with pressure treated posts and oak rails.
7. Built a 12x16 run in shed in large pasture.

*Items that we didn't get to on our list:*

1. *Master bathroom remodel*
2. *Replace master bedroom windows*
3. *Replace great room large bay window*
4. *Replace sunroom windows*
5. *Repoint top of three way fireplace.*