

## **Benton Cottage: Major Repairs and Improvements**

2004

Boiler and fireplace flues re-lined, extensive repointing on exterior chimneys and new chimney caps installed.

2005

Extensive grounds clean up

2006 and 2007

Extensive exterior house repairs. Clapboard siding repaired (or replaced where necessary).

House and fence painted.

Roof replaced with 50 year architectural shingles. Two sections of the roof were reconstructed.

Back porch jacked up, columns repaired. One new Column added and new pilings added under back porch.

2008

Both bathrooms tiled and renovated. Upstairs bathroom features antique hand made tile squares retrieved from the 1909 swimming pool at the Mt. Washington Hotel.

2010

Back outdoor stairs re-built. Membrane added to flat roofs.

2011

Kitchen re-plastered and painted, gallery walls repaired, coal stove pipes removed and walls painted.

2012

This winter, Energy Vermont did an audit of our home and recommended insulation of all basement walls to prevent excessive heat loss. We completed this project, which has resulted in a substantially warmer winter house with far less heat loss.

We are currently in the process of fully replacing our old septic system with a new, state-of-the-art one. That project will be complete by mid-May, if not before.

Note:

We have owned the house for almost 7 years and have made numerous improvements, both large and small while trying to maintain the original look and feel of the place. We have personally selected all materials used in the renovation process and personally overseen all of the work done.

At this point we think the house is in very good shape, with only interior plaster and painting (in some rooms) to be attended to. The house may also need to be painted (or touched-up) again within the next few years.