



**30 DUFFERIN STREET**  
**Lunenburg, NS**



**Upgrades & Improvements**

**BASEMENT**

- removed rotten wood floor in basement
- removed rotten wood support posts, jacked up sagging floor, and replaced posts with new steel jackposts on professionally installed cement footers
- pumped out and filled in old well in basement
- roughed-in plumbing for basement bathroom
- poured new concrete floor
- repointed basement stone wall
- installed insulation + vapour barrier on basement pony walls
- installed new basement stairs and increased stairway head clearance by 16 inches
- replaced basement door to outside (including lock & deadbolt)
- replaced old window with new insert



**MAIN FLOOR**

- replaced old tile ceiling in main floor hallway with new gyprock ceiling
- removed old ceramic tiles in front foyer and kitchen; new subflooring and Quick-Step®Quadra laminate tile flooring installed throughout front foyer, hallway and kitchen
- new light fixtures in front hall and living room
- all rooms completely repainted



**SECOND FLOOR**

- gutted 2<sup>nd</sup> floor, added fire-blocking to meet current code
- complete rewire of 2<sup>nd</sup> floor to meet current code (each bedroom with cable + phone + cat5)
- added insulation, vapour barrier and new gyprock throughout
- all new windows on 2<sup>nd</sup> floor
- all new trimwork and moulding to match period and original specs
- all new solid pine 6-panel doors to match period doors
- removed old floor coverings (carpet, tile, linoleum) and restored original softwood flooring
- all rooms completely repainted



## ATTIC

replaced old insulation in attic with new fiberglass batt (R-40)

added soffit vents for improved air flow

wired for new light fixture

removed obsolete brick chimney (from attic to main floor)



## HOUSE SYSTEMS

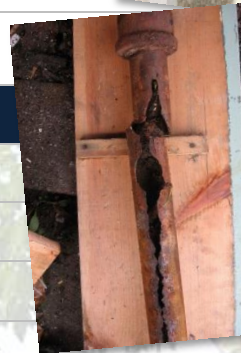
### PLUMBING:

replaced rusted-out cast iron and lead waste pipes with new ABS pipe

replaced kitchen and bathroom drain plumbing (previously unvented)

all plumbing waste lines tied into new ABS main vent stack

roughed-in plumbing for basement bathroom



### ELECTRICAL:

re-wired living room, dining room and kitchen electrical (previously ungrounded circuits)

all new wiring on 2<sup>nd</sup> floor, including cable + phone + cat5



### HEATING SYSTEM:

new stainless steel chimney liner

new furnace pump and regulator valve

oil tank (2005)

hot water heater (2008)



### ROOF:

roof resingled over 4 years (1 side per year), approx. 2005-2008

*\* Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*



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