

### **328 Milton Ave – Improvement Information**

1. Electrical Updates (\$14,000) – The entire electrical system has been updated. New 200 amp service, circuit breaker - replacing old fuses, new wiring – replacing old knob, bathroom exhaust fans, GFI bath and kitchen circuits.
  2. Flat Roof (\$6000) – Replaced the flat sections of the roof. Removed old roof, replaced decking, installed new modified bitumen.
  3. Windows (\$3000) – Replaced windows in apartment 3 and 5.
  4. Waterlines (\$5000) – Replaced 90% of old galvanized piping with Pex. Some short runs from the basement to the apartments were not replaced
  5. Added a Laundry Room (\$5000) – There are two washers and dryers.
  6. New Speed Queen Washer and Dryer purchased in 2021 (\$ ~3000 for both)
  7. Energy Efficiency –
    - a. Participated in the NYSERDA Home Efficiency Program. Insulated and air sealed entire building (about \$8000)
    - b. 75 Gallon Power Vent Hot Water Tank – 2020 (\$4800 – piping, tank, install)
    - c. Navien NHB-150 natural gas boiler - High Efficiency Boiler 2019 (\$6000)
  8. Porch (~\$7000) Replaced rotten wood, new decking, new column, new railing
  9. Apartment Updates – Apartments have all had some level of updates
  10. Apartment #6 – This was completely renovated about 10 years ago including flooring kitchen cabinets, added dishwasher, bathroom vanity/sink/mirror.
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### **Work completed 2023-Spring 2025**

1. Outside of Building
  - a. Landing and walkways (\$4500) – Removed existing broken concrete sidewalk. Installed new paver landings in front of the doors, river stone, fixed drainage
  - b. New outside lights, mailboxes
  - c. Cleared out/expanded parking area (\$1000)
2. Inside the building
  - a. Apartment #7 – (\$45,000) – New flooring, fixed windows, light fixtures, trim, replaced some doors, paint throughout.
    - i. Bedroom 1 - Replaced rotten floor joints, new subfloor, created new closet, ran new electric to closets
    - ii. Living room - leveled floors, created open space, new gas space heater
    - iii. Kitchen – Gutted and completed renovated. New electrical outlets, leveled floors, new cabinets/counters/sink/faucet, added DW and microwave, moved plumbing, appliances, new drop ceiling, sheetrock, added light in pantry and replaced ceiling.
    - iv. Hallway – new hall closet, lighting,
    - v. Bathroom – Replaced cabinet, updated

- b. Apartment #4 – (\$35,000) – Changed layout, new flooring, fixed windows, light fixtures, trim, replaced/added doors, skim coated walls, new hall closet, electrical updates (new circuits, outlets, lighting), paint throughout.
  - i. Kitchen – moved plumbing, changed layout, new cabinets, counters/sink/faucet, added DW and microwave, new outlets
  - ii. Bedroom 1 – moved the entrance and updated
  - iii. Bathroom – shiplap walls, new sink/cabinet/faucet
  - iv. Hall – new closet, structural beam to open up hall to living room
  - v. Bedroom 2 – added light switches, moved door, added closet
- c. Apartment #5 – (\$10,000) – New flooring in bedroom and living room, skim coated walls, paint throughout, trim. Updated kitchen (cabinets/counters/faucet, added microwave, moved outlets, new light fixture), bathroom (new vanity/sink/faucet/mirror)

## **2026 Updates**

- 1. Inside the Building
  - New carpets in the hallways - \$1100
  - Apartment #1 paint and repair - \$1000
- 2. Outside Building
  - Pressure wash building and siding repairs - \$ 800
  - New patio and sidewalk. Demolished the broken ramp into garage and removed, and replaced crushed stone – materials and equipment rental - \$ 2500
  - Replaced rotten exterior wood, wrapped with metal, some painting - \$1200
  - Flower bed clean up, new plants, mulch - \$500