

## CAPTAIN NICKELS INN IMPROVEMENTS

Experience for the guests:

Mattress & pillow replacement

Comforter & sheet replacement

Towel replacement

Change of toiletries

Branded mugs

Guest fridge in the solarium

IT overhaul with new equipment and wiring

Rubber roof over the Solarium and dining room

Replaced the wood floors on the front porch 2019

Replaced deck furniture.

Replaced front porch furniture.

Painted (with wood rot repairs):

front porch interior and exterior 2021

Replaced clapboards, flashing, and corner boards on the dormers of the Captain's Suite (on both sides)

New windows:

Captain's Suite 2022

Widow's walk / two story cupola 2021

Stairwell to The Amos Suite & Captain's Suite

Restored/renovated (down to the studs, insulation added\*, updated the electric, and new plumbing):

The ballroom & ballroom bathroom

Second floor hallway

The bedroom and bathroom of the Albert Nickels Room

The bathroom of the Harriet Room

The bathroom of the Katherine Room

The bedroom and the bathroom of the Desiah Elizabeth Room

The bedroom and the bathroom of the David William Room

The bedroom and the bathroom of the Elizabeth Room

The bathroom and sitting room of the Amos Suite

The entire Captain's Suite (sitting room, kitchenette, bedroom, and bathroom)

Commercial kitchen (added a 3-bay sink, mop sink, and handwash sink per inspector). Replaced a refrigerator, a dishwasher, and the ice machine)

Completely replaced the copper topper and two-story cupola and added a new rubber roof.

Willard bathroom renovated.

1<sup>st</sup> owner's suite bathroom renovation

Added a shower to the bathroom of The Edna room.

Insulation:

Under the dining room floor

Spray foam insulated under the solarium floor

\*See above

Replaced a rotted window with an 8-foot door that now opens to the deck

Structural repairs:

Truss repair in the ballroom between Elizabeth and Amos

Captain Suite – added structural beams and floor joists, with  $\frac{3}{4}$ " floor sheathing to floor. Added beams, and additional rafters to roof, with collar ties, and installed spray foam.

New wood floors or refinished floors:

Second floor hallway

Desiah Elizabeth (bed and bath)

Elizabeth room

Amos Suite

Captain's Suite

Ballroom bath

Willard sitting room.

Annex room

New vinyl plank flooring:

2<sup>nd</sup> kitchen

1<sup>st</sup> owner's suite

Relined 1 chimney

Updated radiators with working valves

Added a Vermont Castings stove in the dining room for heat

Added a steam radiator to the solarium for heat.

Replaced half of the storm windows.

Excavated the grounds to remove a large water fountain, a parking lot, trees, garbage dump, and dilapidated garden

Reseeded grass on 1.5 acres after the excavation

Planted 80 + trees and added 90% of the gardens on the property.

Replaced bannisters and railings on three decks (Captain's Suite, Amos Suite, and the small deck to the suites)

Replaced the Captain's Suite deck

Added 6 washers and dryers

Repaired the brick walk to the front porch

Added a 200' French drain to the side of the parking lot

New heat pumps added in 7 rooms (Amos, Captain's Suite (2), Edna, Albert Nickels, third floor office, tavern)

Purchased a Gravely zero-turn riding lawn mower.

2023

Exterior painting and repairs on the third-floor dustpan dormer including new clapboards, flashing, and soffits.

Owner's suite: Insulation added on the dustpan dormer side, replace 8 windows, add nickel gap to the interior walls. Upgrade baseboard radiators. Heat pump installed. Refinished floors in the owner's 3<sup>rd</sup> floor office.

Amos renovation (down to the studs, insulation added\*, updated the electric): 4 new Anderson windows installed in the bedroom and the sitting room. Exterior clapboards were replaced on the deck and above the ballroom.

Willard: New Anderson window added to the bedroom, heat pump installed.

Dining room: 14 windows were replaced with custom hand-made wood windows to match the original windows using double paned glass.













