

WALDO EMERSON INN
CAPITAL IMPROVEMENTS
2017-2020

YEAR	AREA AND IMPROVEMENT	COST	TOTAL
BASEMENT			
2018	Water Filtration System	\$5,200	
2018	New Oil Tank	\$3,000	
2018	New Stairs	\$500	
2018	Upright Freezer	\$500	
2018	Refrigerator	\$500	
2019	Commercial De-Humidifier	\$1,800	
2021	Conversion from Oil to Propane, New Boiler	\$25,000	
			\$36,500
LANDSCAPING AND EXTERIOR			
2018	Back Patio	\$7,500	
2018 / 2019	Signage (parking / directional)	\$7,500	
2019	New Trex Entrance Steps	\$4,000	
2019	6 New Polywood Chairs and Firepit	\$2,500	
2019	Entrance Redesign and Plant Transfer	\$21,000	
2019	Granite Lamp Posts	\$1,900	
2019	Outside Electrical and Lighting	\$8,200	
2021	Front Island Redesign and Plant Transfer	\$9,000	
2021	3 Raised Cedar Beds	\$3,500	
2021	New Shutters on all windows	\$4,000	
2022	Front Fence	\$4,000	
2022	New Storm Door for Front Parlor (on order)	\$1,800	
			\$74,900
CARRIAGE HOUSE			
2018/2019	Lower Level Conversion to 2 Bedroom Suite	\$80,000	
2018	Upper Level Apartment - New Refrigerator, New W/D, Closet	\$4,000	
2018	Egress Back Stairs from 2 nd Floor	\$7,500	
2021	New Siding and New Anderson Windows and Door	\$30,000	
2021	New Range	\$600	
2022	New Dishwasher	\$500	
			\$122,600
TOOLSHEED (converted to extended laundry / storage room)			
2018	Electrical - installed new electrical and panel	\$3,500	
2018	New Commercial Dryer	\$1,000	
2018	Floating Floor	\$1,000	
			\$5,500
MAIN HOUSE*			
2017	Blue Parlor / Dining Room Remodel	\$7,500	
2017	3rd Floor Remodel - Floors / Walls / Carpet / Window Treatments	\$4,500	
2018	Gas Wood Stove - Front Parlor	\$4,500	
2017 - 2018	Multi-Room Updates (wallpaper removal, refinishing floors)*	\$8,500	
2017 - 2019	New Furnishings - tables, beds, lamps, etc	\$10,000	
2019	Sonos and Security System (3 Nest Cameras)	\$3,200	
2018-2019	Guest Room SmartTVs and Amazon Echo	\$2,000	
2017 - 2018	Upgraded all linens (Comphy) and towels (Turkish Towel Co)	\$6,000	
2019	New Windows - Waldo's Retreat	\$3,500	
2020	Kingsbury Room - Total Renovation and New Bathroom	\$15,000	
2020	Sweet Haven Bath Update - Tub Reglazing, New Tub Door, Toilet	\$4,500	
2020	Bourne and Lyman Bathroom Updates - Shower Doors, Toilets	\$1,500	
2020	New Seamless Gutters	\$600	
2021	New Kitchen Floor, New Appliances (Range, Fridge, Dishwasher)	\$12,000	
2021	Bourne Room Remodel	\$12,000	
2021	Electrical Upgrades	\$3,000	
2022	New Furnishings - beds, mattresses, lamps	\$3,000	
			\$101,300
TOTAL PHYSICAL UPGRADES TO DATE			\$340,800

* Kitchen, Dining Room Entry, Blue Parlor, Hallway

Additional investments:
New Website and Rebranding (2018) \$18,500