

IMPROVEMENT LIST
Captain Swift Inn 2018 – 2020

Kitchen

- Viking 36” gas stove/oven
- GE electric double wall ovens
- LG microwave
- Kitchen Aid dishwashers (3)
- Kitchen Aid ice maker
- Electrolux 65” refrigeration/freezer units
- New granite counters, Krause sinks (2), faucets (2), Insinkerator disposals (2)
- Grease interceptor
- Bunn commercial coffee maker
- Bunn commercial coffee grinder
- Breville espresso/cappuccino maker
- New tile flooring and backsplash
- Wustoff Cutlery
- Dishes, pottery, glassware, serving ware, Oneida flatware, baking equipment, pot rack, All-Clad pots
- Additional lighting
- New smart flat – screen television
- Custom roller shades
- Added one wine and one food refrigerator (in basement)

Sleeping Rooms and Suites (9)

- Enlarged Mabel room and bathroom; refinished floors; relocated sprinkler heads; replaced window; eliminated upper hall; created linen closet; moved/created doorways
- Reconfigured Lillian room to create new hallway to permit internal access to inn from suites and owners’ residence
- New gas fireplaces (5)
- New linens/pillows/comforters/coverlets/custom bed saddles & matching decorative pillows
- New mattresses and box springs for all beds
- Custom window valances

- New black – out window coverings
- New décor, electronic device charging stations, sound machines
- Added new and/or antique furniture in all rooms, including 4 Amish-made custom oak beds
- Optical grade sound-deadening acrylic inserts for front facing windows (5)
- New flat – screen smart televisions (11)
- New mini fridges, microwaves, Keurig coffee makers for three suites
- New carpeting in the lofts of both loft suites
- New Hunter ceiling paddle fans with lights (8)
- New area/accent carpets

Bathrooms (9 full room baths, 1 half common bath)

- Enlarged and/or refurbished all showers (9)
- New tile on all shower/tub walls and bathroom floors
- New massage body sprays, shower heads, glass shower doors (9)
- New corner whirlpool tub (1)
- New lighting, mirrors, wall cabinets, hot tool holders
- New sinks (3); new toilet (1); new toilet seats (9)
- New sink hardware (3)
- New exhaust fans, some with heaters

Common Spaces

- New open flame gas fireplace units (3)
- New dining room tables/antique chairs
- New furniture/décor/lighting
- Created “Hot Sips Nook”, plumbed for Keurig coffee maker
- Created guest pantry area with ice-maker and beverage refrigerator
- New carpet runners for front and middle staircases
- Removed plaster on Keeping Room cooking fireplace to expose the 1810 brick
- Installed Sonos sound system in kitchen, three common rooms, dining room, deck and patio
- Decorative wood beams added to connector hall
- Decorative wood molding added throughout Keeping Room, Locke Sitting Room and front entry
- Chair rail added in Lydia Webster bedroom

- Encased painted beams in two guest rooms with unpainted wood to match existing beams in original home
- Created new entrance into the dining room, closing the existing one, resulting in better traffic flow and wheelchair access
- New furniture, umbrellas and stands for dining deck, new furniture for private decks and patio

Landscaping/Decking/Hardscapes

- Secured town approval and implemented new landscape design plan
- Removed 100% of all existing landscaping; leveled side lawn
- Removed/trimmed selected trees as required
- Added vegetation barriers around property as needed, including new beds
- Planted several hundred new trees and perennials, installed new sod
- Installed new irrigation system with separate water usage meter
- New landscape lighting, granite and wood light posts, barn lights
- Six new decks, including 24 X 20 dining deck with privacy planter; handicap entry ramp and deck; entry deck to Mercantile Suite and Owners' Residence; private decks for Lillian, Mercantile and Owners
- New stone patio with stone gas fire pit, granite steps, and stone retaining walls
- New front stone walkway and granite steps
- Wood decorative fence in front of inn
- New granite steps to Keeping Room entry door
- New stone patio outside Mercantile Suite
- Cobblestone curb around parking lot, new blacktop parking surface and lines

Plumbing/Heating

- Added 17 Daiken heat pump head units and 5 condensers to provide individual room heating and air conditioning for inn and owners' residence
- Plumbed new laundry room in basement
- Upgraded plumbing in entire building as needed, including multiple deferred maintenance items
- Installed heating in dining room making it usable year round
- Installed new fixtures in showers, bathrooms and kitchen

Electrical

- Upgraded numerous electrical deferred maintenance items
- Installed upgrade from 200 to 400 amp service
- Rewired barn electrical
- Installed new electrical panel, serviced existing panels to meet code
- Ran electrical for numerous new fixtures, heat pumps, new laundry room
- Added electrical outlets in every room of the Inn

Paint

- Removed wall paper throughout the Inn; painted entire interior of the Inn including closets and all trim.
- Painted entire exterior of inn, replaced clapboard on the front and north side of the 1810 portion of the Inn; repaired clapboard in other areas as needed; replaced/repaired clapboard on the barn and painted

Website/Logo/Photography

- Established new URL
- Developed new website and logo
- Developed active Social Media outlets
- All new photography for website and marketing channels
- Developed printed marketing materials
- Implemented ResNexus reservation system

Laundry

- Relocated laundry facilities to basement
- Built platform for washers/dryers to bring to eye level
- Purchased 3 new washers and 3 new dryers (now total 4 washers/5 dryers)
- Built folding table and storage shelving

General Building

- Installed 12 new fire extinguishers, fire alarms, smoke alarms, emergency lighting, and carbon monoxide detectors
- Connected fire alarm system to central monitoring service, with new panel
- Installed whole-house wireless internet service

- Added new interior stairway from first floor of inn to basement
- Added rec room in basement
- New sewer connection from inn to main sewer line at street
- New propane gas lines throughout, as needed, including for new fireplaces, fire pit, gas clothes dryers, etc.
- Replaced four 80 gallon propane tanks with new 1000 gallon tank, located behind new fence at rear of building
- Repointed both chimneys and added protective covers
- Installed new gutters and downspouts
- Rekeyed entire building, added security keypad at ramp door for late night guest access
- Replaced gas boiler with new over-sized Viessmann boiler which provides hot water for the entire building, as well as baseboard heat
- Repaired oil steam boiler, added automatic filler

Owners' Residence

- Four (of the 17 total) new heat pump head units
- New shower tile and flooring in master bath
- Removed tub shower combination in second full bath and replaced with 5 foot shower and new shower doors
- Replaced sink in ½ bath with sink/cabinet combination w/stone counter
- Installed additional can lights throughout first floor of owner's residence
- Installed (3) Hunter ceiling paddle fans in bedrooms
- New 24 X 10 deck with stairs to lawn level
- New 2nd floor carpeting and carpet up steps
- New paint throughout
- New Kitchenaid dishwasher
- New Insinkerator garbage disposal