

2619 West 13th Avenue

House Renovations in 2004 and 2005 – Professionally engineered and custom designed

1. New roof in 2004.
2. New electrical throughout the house and upgraded to 200 AMP.
3. New plumbing and all new bathroom fixtures.
4. New high efficiency furnace installed in 2005. Energuide rating of 91.0 (out of a possible highest efficiency rating of 96.6)
5. House has an overall Energuide rating of 73. Assessment completed in 2009. The average energy efficiency rating for a house of this age in British Columbia is 47; whereas the highest rating achieved by the most energy-efficient houses in this category is 80*
6. New hot water tank installed in 2005.
7. New windows throughout the house.
8. Main floor exterior walls insulated in 2008.
9. Kitchen renovated in 2004 with all new stainless steel appliances.
10. Second floor dormer completed in 2004. Completed with permits based on structural documents designed by inForm Engineering Ltd.
11. New landscaping and paving stone in backyard along with new landscaping in front yard.
12. New covered all-weather backyard deck with outside infrared heater. Bamboo privacy hedge in backyard installed with a bamboo rhizome barrier.
13. New skylight installed in upstairs living space.

*Statistics provided by Mr. Home Inspector Ltd in Energy Efficiency Evaluation Report dated November 17, 2008