

95 Barrette Street — Capital Improvements and Upgrades

All costs shown where provided by the seller. Items marked 'Not provided' require receipts from the seller to confirm. Items noted as 'See annual total' are included in the documented maintenance totals below.

BUILDING STRUCTURE AND ENVELOPE

Year	Item	Cost
2010	New roof	
2010	New windows throughout	
2015	Building refacing and structural repairs — Construction Marc Gagne Invoice #370210: remove stucco, repair block, redo front stairs/balcony, front roofing, repair window seals, CanExcel and SureTouch refacing	\$8,136.00 (incl. taxes)
2015	New front exterior door	
2023	Roof inspection and flashing repair — Denis Chenier Roofing, 5-year workmanship guarantee	\$226.00 (incl. HST)

FOUNDATION AND WATERPROOFING

Year	Item	Cost
2014	Backyard drainage system — BAM Paving Invoice #2427: interlock entrance with drain, drain system and dry well, re-grade and re-sod yard 86 sq ft	\$6,441.00 (incl. HST)
2019	Sump pump and WaterGuard system — The Foundation Guys: WaterGuard sub-floor drainage 16 ft, SuperSump Plus, CleanSpace wall system, WellDuct window drain	\$6,653.55 (incl. HST)
2019	Dedicated electrical circuit for sump pump — LeGallez Electric Invoice L2194	\$480.25 (incl. HST)
2020	Foundation repairs east side of building — Seven Building Services Invoice #2631: excavate 6 ft deep full length of house, replace damaged blocks, membrane installation, backfill with clear stone	\$14,362.30 (incl. HST)
2020	Interlock driveway, front path, rear patio and staircase refacing — Tilling's Invoice INV-0098: 1,050 sq ft Nordic 60mm granite pavers, drainage, French drain pit, polymeric sand	\$23,136.75 (incl. HST)
2020	Driveway excavation and prep for interlock installation — Tilling's Invoice INV-0095	\$1,356.00 (incl. HST)

MECHANICAL AND PLUMBING

Year	Item	Cost
2016	Remove and replace 3 water tanks (all units) + Unit 1 repair, paint and cleanup — Construction Marc Gagne Invoice #136601	\$1,817.66 (incl. HST)
2025	New high-efficiency furnace — CIG Heating and Air Conditioning Invoice #232423-1: supply and install high-efficiency furnace, remove existing unit, cap chimney, relocate water heater	\$10,170.00 (incl. HST)
2026	Interior main drain repipe — Environmental Plumbing	\$15,031.94 (incl. HST)



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Year	Item	Cost
	Invoice #6509: 90% of main cast iron pipes replaced with PVC, full scope including concrete breaking, pipe removal, new installation, testing and restoration	

EXTERIOR AND GROUNDS

Year	Item	Cost
2017	Shed: roofing redone, individual storage lockers built, dedicated electrical panel installed	
2024	Pest control lifetime guarantee — Skedaddle Wildlife Control: bat exclusion, screen entry areas, 115 applications of exclusion sealant, seal chimney flashing	\$1,764.78 (incl. HST)

ANNUAL MAINTENANCE TOTALS (DOCUMENTED)

Year	Total Spent (Gas, Hydro, Water)	Notes
2023	\$4,776.91	Owner-paid utilities: gas, hydro (common), water/sewer
2024	\$4,164.33	Owner-paid utilities: gas, hydro (common), water/sewer
2025	\$4,534.69	Owner-paid utilities: gas, hydro (common), water/sewer

Three-year documented maintenance total: \$13,797.83. Individual line-item receipts to be confirmed with seller for 2023, 2024, and 2025 breakdowns.

UNIT-LEVEL UPGRADES

No individual costs provided for unit-level items. Seller to supply receipts where available.

Unit 1 (Basement)

Year	Item	Cost
2010	Stove	
2018	Dishwasher (Whirlpool WDF540PADW) — Home Depot Order #128235741	\$590.97 (incl. HST)
2023	New fridge (Frigidaire FFTR2045VW) — Canadian Appliance Source Order A2716704	\$1,162.96 (incl. HST)
2025	Shower faucet replaced	
2025	Kitchen faucet replaced	
2025	Bathroom light fixture replaced	
2026	New vinyl plank flooring — TrafficMaster Waterproof Windcliff Oak	
2026	Bathroom faucet replaced	
2026	Kitchen sink plumbing fully replaced	
2026	Toilet mechanism replaced	
Various	Unit fully repainted upon each new tenancy	

Unit 2

Year	Item	Cost
2010	Kitchen and dining room opened to open concept	
2010	Kitchen main plumbing updated	



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Year	Item	Cost
2010	Stove	
2018	New fridge — Home Depot Order #128235741	\$590.97 (incl. HST, shared order with Unit 2 dishwasher)
2024	New dishwasher (Frigidaire FFCD2413UW) — Canadian Appliance Source Order A3071309	\$603.36 (incl. HST)
Various	Unit fully repainted upon each new tenancy	

Unit 3

Year	Item	Cost
2010	Kitchen and dining room opened to open concept	
2010	Kitchen main plumbing updated	
2010	Stove	
2018	Bath resurfaced	
2018	Dishwasher (Whirlpool WDF540PADW) — Home Depot Order #128235741	\$590.97 (incl. HST, shared order with Unit 2 fridge — returned and replaced in 2019)
2019	New fridge (Maytag ART316TFDW) — Home Depot Order #184300660	\$774.03 (incl. HST)
2025	Shower faucet replaced	
2025	New window screens where required	
Various	Unit fully repainted upon each new tenancy	

DOCUMENTED CAPITAL INVESTMENT SUMMARY

Item	Documented Cost
2014 — Backyard drainage system (BAM Paving)	\$6,441.00
2015 — Building refacing and structural repairs (Construction Marc Gagne)	\$8,136.00
2016 — Water tanks replacement + Unit 1 repair/paint	\$1,817.66
2018 — Appliances (Unit 1 dishwasher, Unit 3 dishwasher and fridge)	\$1,181.94
2019 — WaterGuard sump system (The Foundation Guys)	\$6,653.55
2019 — Electrical circuit for sump pump (LeGallez Electric)	\$480.25
2019 — Fridge, Unit 3 (Home Depot)	\$774.03
2020 — Foundation repairs east side (Seven Building Services)	\$14,362.30



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2020 — Interlock driveway, patio, stairs (Tilling's)	\$23,136.75
2020 — Driveway excavation and prep (Tilling's)	\$1,356.00
2023 — Fridge, Unit 1 (Canadian Appliance Source)	\$1,162.96
2023 — Roof inspection and flashing (Denis Chenier Roofing)	\$226.00
2024 — Dishwasher, Unit 2 (Canadian Appliance Source)	\$603.36
2024 — Pest control lifetime guarantee (Skedaddle Wildlife Control)	\$1,764.78
2025 — New high-efficiency furnace (CIG Heating)	\$10,170.00
2026 — Main drain repipe to PVC (Environmental Plumbing)	\$15,031.94
TOTAL DOCUMENTED CAPITAL INVESTMENT	\$93,298.52

Total confirmed capital investment by the seller since 2010: \$293,607.24. This includes all major capital items plus maintenance and repair expenses covering plumbers, electricians, handymen, landscaping, shed work, storage lockers, roofing, bath refurbishing, radiators, fixtures, faucets, and various other improvements. Receipted major items documented above total \$93,298.52.



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