

4826 Cannon Crescent List of renovations

When we purchased the property we had a full building inspection. The inspector identified no major issues with the house but noted the usual kinds of issues and that the roof was nearing the end of its life (although it had no problems). We dealt with all the minor repair issues and renovations as below:

- New roof. This included improvement of ventilation and replacement of some older boards, as well as asphalt tiling. Done by John Evans and his team, a local contractor whom we recommend highly. John also did many of the other exterior repairs and renos.
- New vinyl windows. The majority of windows and exterior and interior trim were replaced by Van Isle Windows.
- Electrical—outdated fuses in the main panel were replaced by Alan Neil, a Pender Island-based electrician.
- General repairs—John Evans repaired various exterior areas that needed new siding, garden railing repairs and so forth, and installed greater support for our side deck.
- Deck—the side decking was replaced (Duradek and the plywood underneath), by John Evans and Gulf Islands Deck and Railings. The rest of the deck did not need replacing.
- Heat pump (heat and air conditioning), 7 years old, regularly serviced and we also had a ‘surge suppression’ device installed.
- The propane fire has been regularly serviced (rarely used).
- The interior of the house was freshly painted throughout.
- The entire exterior of the house was professionally painted in October 2024.