

Following is a summary of some of the more significant Inn projects completed during Buzz & Tabetha's first two years of ownership.

Land Clearing, Landscaping – \$44,000+

When we took ownership of the Inn in July 2022, the property was excessively overgrown, unmaintained and deeply in need of significant clearing and landscaping.

We removed dozens of large trees and overgrown bushes from the property - initially from around and behind the Parsonage House, and near the Main House. Other continuous property improvements included trimming back significant overgrowth, removing invasive plants and replacing them with new varieties to simplify and compliment the property. We removed unnecessary random structures, planted new grass, installed landscape rock to keep growth away from buildings, painted fences, etc.

Barn Reinforcement and Basement – \$20,000+

Built new stairs and safety rails leading into the barn. Emptied, organized and cleaned beneath the event barn, reinforced the floor with additional cemented support uprights, installed French Drain and poured concrete floor.

Underground Fiber Optic, Power Lines & Tech Infrastructure – \$70,000+

Upgraded to Fiber Optic/High-Speed Internet to all buildings which improved the guest experience and eliminated the previously consistent issues and complaints about internet connection. This also made it possible for SmartTVs to be added to all rooms, eliminating cable TV, a providing better service for nearly half the monthly cost – an investment and savings that will greatly benefit future Inn owners.

We also installed all-new electrical power lines underground, which was a necessary upgrade and increased the visual appeal and aesthetics of the property. This also makes it possible to safely tent the outside patio/terrace area for events.

**The only lines still visible are at the corner of the driveway alongside the Parsonage House. These are old internet line from Comcast and we are waiting on them to drop the line.*

The Inn has been outfitted with an entirely new phone system, Point of Sale for the restaurant, Reservation System, Surveillance cameras in the Main House, laptop computers, and office equipment.

The Toast point of sale system includes purchased/owned equipment of 2 register/sales monitors, 2 handheld devices and a Kitchen Display. We also run all Payroll services through this system. There is a monthly service fee.

The reservation system is hosted through Think Reservations and requires an annual service fee.

Tavern Renovation – \$100,000+

We completed a total renovation of the Tavern/Bar to properly address many issues, including the rotting floor underneath the three-bay sink. We eliminated the massive hole that, for decades, prior to our ownership, had been covered with layers of plywood. Where the original wood floor was unsalvageable behind the bar, we installed new commercial-grade tile. The remaining wood floor, original to the house, was refinished. All-new electrical, plumbing and IT installed, including a new Heat Pump for heat and air. We installed new commercial equipment, including cooler, three-bay sink, dump sink, waterspout, ice tub and hand sink.

The bar front was crafted from an antique pulpit, originally from the First Church of Bennington, one of the oldest churches in Vermont, and was found at an architectural salvage yard near Quchee, VT. The bar top is brand new local Danby marble.

We sourced an original light from a Pullman Railcar as the main light fixture to compliment the connection of Martin Chester Deming, the Pullman Railcar Company, and the design of the Inn's ceilings.

The bar back is designed from a beautiful breakfront cabinet that was a fixture of the Inn for decades and was previously at the top of the staircase in the Main House. We removed two of the glass doors, installed thick glass shelving and wired it for lights.

The renovation and new design of the bar more than doubled the seating capacity from the previous approx. 6 seats to 15 seats (7 at the bar, plus two additional 4-top tables).

Carpentry – \$20,000+

Replaced thresholds of Arbor View, Victoria's Garden and Rhoda's room, which were completely rotted, fixed Parsonage House porch/roof leak, replaced the Tavern front porch, etc.

**There is a substantial amount of carpentry work still needed on the exterior of all buildings. This is the biggest project remaining, in my opinion, and needs to be completed before the buildings can be properly painted.*

Room Renovations - \$100,000+

All rooms upgraded with new USB port alarm clocks, Smart TVs, Portable A/C units (with exception of Arbor and Victoria, which have heat pumps), new comforters, pillows, mattress protectors, bed skirts, venetian blinds, etc.

Five bathrooms and four rooms in the Parsonage House have been fully renovated. Justin James Suite, Baker's, Zadock Hard's, Adelia's and Sarah's room all have fully updated electrical and plumbing and all feature tiled walk-in showers with radiant floor heat (no radiant heat in Baker's). New carpet was installed in Zadock Hard's and Adelia's room. The original hardwood floors were refinished in Baker's and Justin James. Sarah's room has not been renovated. Squire's room and bathroom have not been renovated.

New carpet was installed in Marshall's Library, Lucinda's Suite and the stairwell in the Carriage House.

Rebecca's Retreat gas fireplace was removed, as the unit stopped working and was unreparable. We repaired the wall, ceiling, rebuilt the patio, etc.

Updated furniture was added to nearly every guest room and common spaces including a variety of chairs, tables, dressers, artwork, lighting, etc. **Some personal artwork, furniture and décor will be excluded from sale of the Inn.*

Miscellaneous Inn Equipment/Supplies, Repairs & Maintenance - \$100,000+

New Oil Fuel Tank (\$3,000+) – Carriage House basement

Installed new Commercial Dishwasher. Rented through EcoLab, requires monthly rental fee and chemical minimum purchase. Includes monthly service.

New bath towels, make up towelettes, rugs, kitchen equipment, coffee mugs, high top tables, glassware, housekeeping equipment, catering and serving dishes, Mikasa fine dining set, stand up freezer, Spa equipment (some equipment owned directly by therapists), etc.

Two commercial grade dehumidifiers for Main House and Parsonage basements

Propane - Installed new Kitchen propane tanks (2), various repairs to gas fireplaces, propane lines, kitchen stove, etc.

Furnaces and Chimneys – Furnaces in all three houses have been serviced and chimneys cleaned. Prior to our ownership, the chimneys/furnaces had not been serviced for many years, causing extensive necessary work we addressed.

New thermostats installed in the Main House, Martin Chester, Pamela's room, etc.

Kitchen Hood Suppression System – Replaced the hood suppression system, bringing it up to code.

Plumbing Repairs – Including Arbor View & Victoria Garden jacuzzi faucets, Lucinda & Rhoda's Shower handles, Radiator and Boiler repairs, kitchen sinks, etc.

Spa Rooms – Converted 2 rooms in the Main House to Spa rooms to offer massage and facial services to guests and the public, including equipment, décor, etc. **Some equipment and decor is personally owned by Therapists and is excluded from sale.*

Clean-Up of Inn: A massive amount of effort and expense has been dedicated simply to the 'clean up' of the Inn and all buildings after we took ownership. We filled several roll-back dumpsters with trash, hauled away truckloads of junk/scrap, removed and replaced broken and/or moldy furniture, removed old and moldy rugs throughout the Inn, all carpet in the Living Quarters, disposed of old window A/C units, dozens of cans of old paint and chemicals, etc.