



CHERI WOODARD REALTY

Rappahannock · Fauquier · Madison · Culpeper

Capital Improvements
Completed 2011-2012

- All new wiring
- All new plumbing
- All new insulation
- Replaced the foundation in the northwest corner
- Corrected leaking and sagging floor in the northwest corner
- Installed a fire barrier between the main floor and the second floor
- New flooring on the main floor
- Refinished original flooring in three guest rooms and the second-floor hallway
- New non-slip tile kitchen quarry tile
- New sheetrock, including cleanable RFP in the kitchen and adding sound barrier protection in the rooms upstairs
- New kitchen vent motor
- HVAC units were replaced with energy-efficient and higher capacity units and moved to the roof of the kitchen for greater distribution to the three zones — (1) kitchen/bar, (2) downstairs dining rooms and hallway and (3) upstairs rooms
- New Generac propane generator on-site that runs various components like the freezers, refrigerators, and other critical equipment during power outages
- Kitchen garden
- Commercial Water treatment system
- Commercial Septic System
- Walk-in Freezer

Detailed maintenance records available on all equipment.