

RUTLEDGE FARM

**Improvements and Deferred Maintenance Work
as of 10-26-2020**

PADDOCKS

ALL PADDOCKS

- 1** Repaired all paddocks
- 2** Numbered all paddocks
- 3** Worked extensively, every several months, with various specialists to maximize nutrition plans
- 4** Tested soil in various locations, in each paddock, and applied annual nutrition to all paddocks
- 5** Added sand beds to each paddock, for horses to comfortably and safely roll
- 6** Seeded annually or, if needed, more often
- 7** Annually Treated with Graze-On to suppress weeds
- 8** Added bluestone to many entrances, to prevent muddy areas
- 9** Replaced most gates

NORTH PADDOCKS

- 10** Split into 4 paddocks (#17, 18, 19, and 20)
- 11** Dug electric lines, water lines, and added 4 Nelson automatic waterers
- 12** Painted and repaired Large Run-In Shed

PADDOCK #5 & #5A

- 13** Divided into two paddocks (Paddock #5 and Paddock #5A)
- 14** Installed automatic Nelson waterer in newly designed Paddock #5A
- 15** Added new entrance and walkway to new entrance

PADDOCK #10

- 16** Expanded

PADDOCK by GUEST HOUSE

- 17** Change shaped to exclude periodically wet area

PADDOCK #11

18 Killed all grass and replanted with new grass (end of 2019 - early 2020)

19 Trenched and redirected rain storm surface water away from paddock

LAYUP PADDOCK

20 Added a layup paddock, by Steeplechase Barn

PADDOCK #14

21 Installed black well line, to replace underground metal water line, that runs from Paddock #14 to Steeplechase Barn.

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GENERAL

ROOFS

- 22** Replaced all roofs
- 23** Repaired all paddocks

CHIMNEYS

- 24** Inspected all chimneys
- 25** Repaired all chimneys
- 26** Cleaned all chimneys
- 27** Added Chimney caps to all chimneys
- 28** Lined all 5 chimneys in Main House.

FENCING

- 29** Painted, Repaired and/or replaced 14 miles of fencing

ROADS & PATHS

- 30** Refreshed pea-gravel
- 31** Installed bluestone path between Polo Barn and Steeplechase Barn
- 32** Installed bluestone path between Polo Barn and Steeplechase Barn

LIGHTNING RODS

- 33** Added lighting rods to Main House, Guest House, Carriage House, Show Barn, Carriage Barn, Polo Barn, Steeplechase Barn, Broodmare Barn, and Machine Shop

CREEKS

- 34** Repaired erosion in multiple locations

GATES

- 35** Repaired and/or Replaced entrance gates

SIGNS

- 36** Added signs to barns, rings, and facilities
- 37** Added signs to paddocks
- 38** Added directional signage

SEPTIC AND WELLS

- 39** Mapped all septic and wells

TREES

- 40** Regular treatments
- 41** Bi-Annual treatments for Emerald Ash Trees
- 42** Planted new trees
- 43** Moved trees

NEST CAMS

- 44** Installed Nest Cams in:
 - Office
 - Show Barn
 - Carriage Barn
 - Polo Barn
 - Machine Shop
 - Fuel Pumps
 - Indoor Arena
 - Outdoor Arena
 - Farm Entrance
 - Broodmare Barn
 - Guest House
 - Main House

ELECTRIC

- 45** Separated metering for Main Complex structures (All Barns, Machine Shop, and Indoor Arena)
- 46** Installed new electric services in Show Barn and Carriage Barn (i.e. Substantially Increased total electricity available in barns)
- 47** Replaced and upgraded underground wiring to generator panel, between Carriage House and Main House

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BARNS

SHOW BARN

- 48** Refinished wood in all stalls
- 49** Repaired all paddocks
- 50** Polyurethaned All Wood in stalls and aisle
- 51** Repaired tarmacadam aisle
- 52** Repaired tarmacadam in stalls
- 53** Repaired fly spray system
- 54** Converted feed room and laundry room into a heated tack room
- 55** Renovated bathroom
- 56** Moved feed room to current location
- 57** Repaired lighting
- 58** Built a heated utility room in hayloft
- 59** Moved water heater and water treatment system to new utility room in hay loft.
- 60** Custom built a drainage pan, for the water system, in the utility room, incase of any water heater leaks
- 61** Replaced north gable end window, and painted and repaired both ends
- 62** Replaced many stall windows
- 63** Repaired walls behind woodwork in stalls
- 64** Coated stall windows' glass with shatter resistant film
- 65** Built office in haylot
- 66** Added quick heat overhead heaters to washrack
- 67** Painted exterior
- 68** Painted interior
- 69** Painted Doors
- 70** Painted windows
- 71** Installed rubber mats in all stalls
- 72** Installed fans in all stalls
- 73** Added WiFi
- 74** Replaced aisle flourescent overhead lights with LED lights
- 75** Pressure washed
- 76** Repaired fan motors in hay loft
- 77** Installed safety railing around hay loft haydrop door

CARRIAGE BARN

- 78** Refurbished exterior lighting
- 79** Polyurethaned All Wood in stalls and aisle
- 80** Coated stall windows' glass with shatter resistant film
- 81** Replaced many stall windows
- 82** Built kneewall in hayloft, to protect roof from caveins during heavy snows
- 83** Converted one carriage bay to build two wash racks
- 84** Combined one carriage bay and a sitting room to become a tack room and sitting room
- 85** Installed refrigerator in tack room
- 86** Added heat to tack room
- 87** Added quick heat overhead heaters to both washracks
- 88** Connected water heater to new washracks
- 89** Added easy clean drains to washracks with several cleanouts along underground piping
- 90** Converted old washstall to usable stall
- 91** Converted old tackroom to supply closet
- 92** Raised grade in front of barn
- 93** Applied concrete in front of barn so that water would no longer run in during heavy rains
- 94** Painted exterior
- 95** Painted interior
- 96** Painted doors
- 97** Painted windows
- 98** Installed parking stops
- 99** Installed rubber mats in all stalls
- 100** Installed fans in all stalls
- 101** Added WiFi
- 102** Replaced aisle fluorescent overhead lights with LED lights
- 103** Pressure washed
- 104** Added asphalt apron to entrance facing Machine Shop
- 105** Replaced fan motors in hay loft
- 106** Installed hay loft haydrop door
- 107** Installed safety railing around hay loft haydrop door

BROODMARE BARN

- 108** Repaired flyspray system
- 109** Coated stall windows' glass with shatter resistant film
- 110** Replaced many stall windows
- 111** Refinished wood in aisles
- 112** Converted lounge area into tack room
- 113** Converted closet to tack room
- 114** Removed cabinetry to make sitting area in tack room
- 115** Revived flyspray system
- 116** Installed washer and dryer
- 117** Painted exterior
- 118** Painted interior
- 119** Painted Doors
- 120** Painted windows
- 121** Repaired exterior wood
- 122** Repaired gable ends
- 123** Replaced gable ends windows
- 124** Replaced front door
- 125** Repaired windows in barn aisle doors
- 126** Adjusted grade behind barn
- 127** Built parking area for horse trailers
- 128** Installed rubber mats in all stalls
- 129** Installed fans in all stalls
- 130** Patched and repaired ceiling
- 131** Adjusted grade in front of barn, for drainage to move water away from footers
- 132** Added refrigerator
- 133** Repaired wash rack
- 134** Added quick heat overhead heaters to washrack
- 135** New Toilet
- 136** Added WiFi
- 137** Pressure washed and painted stalls
- 138** Repaired Cupula
- 139** Replaced hot water heater

POLO BARN

- 140** Added parking spaces
- 141** Converted storage room into a tack room, with toilet, washer, dryer, sink, heating.
- 142** Painted Exterior
- 143** Added exterior washrack on southern side
- 144** Planted new tree
- 145** Installed underground pipe to carry surface water to reservoir
- 146** Added bluestone pathway from Polo Barn to Steeplechase Barn
- 147** Added western wall, to protect from winter breezes
- 148** Added wash rack to western stalls aisle
- 149** Added custom Fry Brothers doors to either end of western aisle
- 150** Added Nest Cam to easter aisle
- 151** Painted stalls
- 152** Added rubber mats to stalls
- 153** Added fans to stalls
- 154** Bebuilt apartment bathroom
- 155** Rehabbed apartment kitchen
- 156** Added water heater to polo barn tack room
- 157** Repaired and painted stall doors
- 158** Repaired and painted staircase to apartment
- 159** Added quick heat overhead heaters to washrack
- 160** Painted exterior
- 161** Painted interior
- 162** Painted Doors
- 163** Painted windows
- 164** Added WiFi
- 165** Installed rubber mats in all stalls
- 166** Installed fans in all stalls
- 167** Pressure washed

STEEPLECHASE BARN

- 168** Paddock in front of barn, cut in half to add reservoir
- 169** Added Rubber Mats, painted stalls, and rehabbed doors
- 170** Converted storage room into a tack room
- 171** Added parking area
- 172** Installed gate to access barn from Carters Farm Lane
- 173** Installed rubber mats in all stalls

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ARENAS & FIELDS

OUTDOOR ARENA

- 174** Repaired all paddocks
- 175** Attwood footing (worked with Attwood and Olympic Gold Medal jumper to design footing)
- 176** Added remote controlled watering system and installed underground waterlines, from reservoir
- 177** Added decorative entrance to outdoor arena
- 178** Added filming platform
- 179** Added WiFi

INDOOR ARENA

- 180** New Roof with skylights
- 181** Replaced footing
- 182** Attwood footing (worked with Attwood and Olympic Gold Medal jumper to design footing)
- 183** Top-third of each wall converted to see-through, to add light
- 184** Laser-graded floor
- 185** Painted exterior
- 186** Repaired and painted kickboards
- 187** Added rubber matting to entrance area
- 188** Repaired and rehung doors
- 189** Repaired viewing stand
- 190** Replaced overhead sprinkler piping and sprinklers.
- 191** Developed special paint, with McCormick Paints, to coat piping and prevent UV light infiltration
- 192** Installed sound system
- 193** Added WiFi

POLO FIELD

- 194** Revived polo field that hadn't been used for polo in decades
- 195** Took down all fencing around paddock that had enclosed polo field
- 196** Moved fencing at northern end of polo field to lengthen field and create runoff room for ponies
- 197** Graded areas
- 198** Filled low spots and planted grass on graded areas
- 199** Rolled field
- 200** Heavily seeded field
- 201** Treated field with weed suppressent
- 202** Tested soil in various locations and applied annual nutrition to entire field
- 203** Graded and revived, after not having been used, for 50 years, as a polo field
- 204** Added sideboards

DERBY FIELD

- 205** Built a cerby field, next to polo field

LUNGING ARENA

- 206** Added lunging arena and swales for drainage
- 207** Attwood footing
- 208** Added bluestone walkway, from lunging area, to main barns

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HOUSES

MAIN HOUSE

- 209** Repaired all paddocks
- 210** Repainted and repaired exterior
- 211** Repaired and regouted back patio as necessary
- 212** Converted back porch to a temporary home gym
- 213** Repaired front stairs
- 214** Added lighting to baby room
- 215** Added portable HVAC to baby room
- 216** Wax all hardwood floors
- 217** Added WiFi
- 218** Revived exterior flood lights
- 219** Refreshed wood graining, throughout house
- 220** Repaired dormer windows
- 221** Repaired caulking in tubs and showers and kitchen
- 222** Repainted porches
- 223** Repaired windows on 3rd floor
- 224** Replaced 3rd floor windows as necessary
- 225** Repaired cracking ceilings
- 226** Repaired HVAC in basement
- 227** Repaired stone walls, as necessary
- 228** Repaired porch railings
- 229** Installed basement sump pump

CARRIAGE HOUSE

- 230** New Toilet
- 231** New Washer/Dryer
- 232** Repair exterior wood
- 233** Added WiFi
- 234** Repaired stone walls, as necessary

GUEST HOUSE

- 235** Repaired almost all windows and window sills
- 236** Regraded front of house
- 237** New HVAC upstairs
- 238** Repainted and repaired exterior
- 239** Replaced exterior railings
- 240** Added WiFi
- 241** Repainted porches
- 242** Repaired porch railings
- 243** Replaced pump in Guest House well

OFFICE & TENANT HOUSE

- 244** Replaced and repaired window sills
- 245** Replaced part of rear porch
- 246** Repaired rear porch
- 247** Painted rear porch
- 248** Repaired front porch
- 249** Painted front porch
- 250** Painted Exterior
- 251** Repaired ceiling leak in office
- 252** Added refrigerator to office
- 253** Added WiFi
- 254** Repainted porches
- 255** New toilet
- 256** Repaired windows
- 257** Repaired porch railings
- 258** Removed old filing cabinets and replaced with blueprints holders
- 259** Replaced fluorescent overhead lights with LED lights
- 260** Repaired windows, window sills, and reglaze
- 261** Insulated Floor

TENANT HOUSE OVER POLO BARN

- 262** Renovated kitchen
- 263** Renovated bathroom
- 264** Added WiFi

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OTHER BUILDINGS

MAINTENANCE SHOP

- 265** Repaired all paddocks
- 266** Added WiFi
- 267** Added above ground fuel tanks

SPRING HOUSE

- 268** Repaired stone walls, as necessary
- 269** Added WiFi

GAZEBO

- 270** Repaired and painted

SHAVINGS PITT

- 271** Built Shavings Pitt

MUCK PITT

- 272** Built Muck Pitt

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RESERVOIR & WATERING SYSTEM

RESERVOIR

- 273** Repaired all paddocks
- 274** Installed well next to reservoir, to supplement water, if reservoir were to ever run low
- 275** Added cement to reservoir damn to stabilize
- 276** Reservoir can also be used as a water source for watering the polo field

WATERING SYSTEM

- 277** Installed automated, underground watering system for outdoor arena.
Water is drawn from reservoir

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SEPTIC AND WELLS

WELL - Main Complex (Office, Tenant House, Show Barn, Carriage Barn, and Maintenance Shop)

278 Repaired

WELL - Guest House

279 Replaced Well Pump

SEPTIC - Office/Tenant House

280 Replaced Distribution Box

SEPTIC - Guest House

281 Replaced Distribution Box

SEPTIC - Broodmare Barn

282 Installed Riser(s)

SEPTIC - Polo Barn

283 Installed Riser(s)

SEPTIC - Maintenance Shop, Show Barn, Carriage Barn

284 Installed Riser(s)

SEPTIC - Carriage Barn

285 Tied drainage into septic system behind Maintenance Shop