

1327 Kempsford Drive

### Upgrades

1. Replaced siding with HardiPlank – 1997
2. Installed Tankless water heater – 2019 - **Recently had the system serviced which included...**
3. Replaced flooring with color body wood like porcelain tile throughout downstairs rooms and upstairs bathroom. (2015)
4. Upgrades to master bathroom – removed fur down, quartz countertops, framed mirrors, new sinks and faucets, large (50 gallon) soaking bathtub, upgraded shower with new tile and fixtures, new light fixtures. (2015)
5. Upgrades to upstairs bathroom – removed fur down, new lighting, quartz countertops, new sinks and faucets, framed mirrors, upgraded floors with color body wood like porcelain tile. (2015)
6. Upgrades to downstairs guest bathroom – removed fur down, new lighting, quartz countertops, new sink and faucets, upgraded shower with new tile and fixtures. (2015)
7. Upgrades to Kitchen – new lights, quartz countertops, new faucets, under cabinet lighting. (2015)
8. Removed “wet bar” in living room. (2015)
9. Sprinkler system – Installed in 2018. **Recently had the system serviced and have letter of Certification**
10. Landscape lighting – installed 2018
11. Water lines in house – Used **TDT Plumbing** to remove scale buildup in pipes and apply epoxy coating to prevent pinhole leaks. There is a **lifetime warranty** on these pipes. (2013)
12. Replaced AC units in 2019
13. New roof – 2016 – GAF Shingles with 50 year warranty; 10 year warranty on mold. The warranty is transferrable.
14. New, double paned windows by Renewal By Anderson (2018)
15. Water softener system - 2017

16. Reverse osmosis filtration for refrigerator and kitchen sink (2020)
17. Installed new garage door opener – 2023
18. Installed French Drain at patio to keep water from standing after a rain. (2018)
19. Programmable Thermostats upstairs and downstairs (2019)
20. Installed double oven and new cook top. (2011)
21. Landscape refresh in 2023
22. Painted outside of house in 2022. Fascia boards damaged by squirrels was replaced with Hardiplank materials.