

Home Improvements & Upgrades Summary

Property Address: 579 Kelso Road

Homeowner(s): Roy and Heather Harbert

Date Prepared: February 25, 2026

1. Major Systems – Maintenance / Replacements

Roof

- Year Installed: reported to be 2005
- Notes: Replaced prior to the purchase of the home. No known issues during ownership

HVAC (Heating & Cooling)

- System Type: Furnace and Air Conditioner
- Installation Years: Furnace (2018), Air Conditioner (2019)
- Maintenance: Most recently serviced in 2026

Plumbing

- 2022: Partial sewer line replacement – issue resolved; no further problems reported
- 2022: Installed 20 ft of gas line to stove and replaced shut-off valve
- 2026: Hot water heater replaced as part of routine lifecycle maintenance
- 2026: Replaced shut-off valves in garage and laundry room

Electrical

- 2022: Electrical panel upgraded to support modern electrical loads

Windows

- 2012: Windows replaced in third bedroom and bathroom
- 2017: Windows replaced in primary and second bedroom; first-floor front sliders replaced
- 2026: Rear slider in living room being replaced

Waterproofing

- 2018: 81 ft of internal basement French drain installed with watchdog backup- lifetime transferable warranty
- 2026: Fortress stabilization system to be installed in the garage after submitted permit is approved

2. Appliances Installed or Replaced

Appliance	Brand/Model	Year Purchased
Washer and Dryer	GE Profile	2025
Dishwasher	Samsung	2022
Refrigerator	Samsung	2022
Microwave	Samsung	2024
Gas drop in range	Samsung	2022

3. Exterior Work

- 2025: Routine annual landscaping, including mulching and trimming
- 2022: Installed outdoor shed and gravel pad

4. Interior Updates

- Flooring:
 - 2022: Kitchen floor replaced
 - 2023: Master bedroom and stair/landing carpet replaced
 - 2026: Basement carpet flooring replaced
- 2026: Bathtub reglazed
- 2022: Full kitchen upgrade completed with cabinetry with quartz countertop and backsplash
- Interior Painting:
 - 2010: Second bedroom repainted
 - 2023–2024: Master and third bedroom repainted
 - 2025–2026: Basement and first floor repainted

5. Additional Notes

- 2022: Installed Chimney cap and chimney cleaned
- 2025: Installed dining room dry bar with custom walnut cabinetry and quartz countertop