

520 E. Murdoch Road Improvements List
(Purchased July, 2004)

	Improvement	Date of Improvement	Approximate Cost/Value	Location	Description
1	Perimeter tree removal (x 4)	2004 - 2005	\$3,500.00	Landscaping/Exterior	Removal of trees against the house whose roots were infiltrating foundation to stop moisture infiltration into basement
2	Underground sprinkler system	2013	\$2,200.00	Landscaping/Exterior	Annual maintenance contract for use & mechanical checks throughout year, including annual spring start up & fall shut down service
3	Complete landscape regrading	2005	\$600.00	Landscaping/Exterior	Regrading perimeter landscaping to reduce moisture infiltration into basement; landscaper checked grading annually
4	Stone repointing & basement waterproofing	2004 - 2005	\$10,000.00	Exterior & Interior Masonry	Reduce moisture infiltration; Completed by stone masons along perimeter, foundation, and each story where needed
5	Exterior perimeter flood lighting	2010, 2016	\$800.00	Exterior	Added flood lights to corners of property & driveway
6	Rear concrete walkway & patio	2009, 2012	\$1,100.00	Exterior	Replaced cracked walkway and created entertaining space that did not exist
7	Excavation, & replacement of sewer laterals & water intake lines	2010	\$9,500.00	Exterior	Excavation of property and replacement of failing/cracked lateral plumbing lines from tree root infiltration into original terra cotta pipes; includes recovery landscaping
8	Fencing	2012	\$4,785.00	Exterior	Replaced rusted iron fence
9	Flagstone entryway steps	2015	\$1,300.00	Exterior	Replacement steps for original concrete steps
10	New concrete steps	2015	\$650.00	Exterior	Front steps at sidewalk (Stenton side)
11	Excavation of hill, installation of new series of steps & sidewalk to rear of house	2016	\$2,200.00	Exterior	Created accessory entry way to side/rear of house that did not exist; graded drainage away from foundation
12	Custom wrought iron railings throughout	2017, 2019	\$800.00	Exterior	Installed with each new set of concrete and flagstone steps; repainted bi-annually & most recent April, 2020
13	Exterior painting (complete)	2013, 2020	\$14,500.00	Exterior	Two complete repainting jobs during ownership
14	Veranda railing & spindles	2014	\$2,765.00	Exterior	Replacement of original railing & spindles in entirety
15	Veranda awning frame & custom awning	2015	\$4,800.00	Exterior	New frame & awning for veranda; Awning under contract for annual removal/replacement & cleaning
16	New concrete steps	2019	\$525.00	Exterior	Replaced original/cracked steps at rear/kitchen entry door
17	Chimney Cap Installation	2004, 2020	\$250.00	Exterior	Prevention of water infiltration into chimney (& house) masonry
18	Garage door	2010	\$1,500.00	Garage	Replaced original garage door; opener replaced in 2015
19	Mold remediation (basement)	2004	\$2,200.00	Basement	At time of house purchase: Removal of built-in cabinetry and wall AC unit and remediate mold infiltration of basement rear built-ins and wall
20	New windows (basement)	2004	\$1,200.00	Basement	Replacement of original/failing windows
21	New water heater	2018	\$800.00	Basement	Replaced malfunctioning water heater
22	Quartz countertop & tile backsplash	2019	\$2,500.00	Kitchen	Kitchen update
23	Garbage disposal & new dedicated electrical line to breaker box	2019	\$550.00	Kitchen	Kitchen update

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24	LED recessed lighting & installation	2020	\$250.00	Kitchen	Kitchen update
25	Italian stone tile flooring	2015	\$1,200.00	Kitchen & Breakfast Nook	Replacement of flooring from 2004 purchase of house
26	New interior stair tread installation	2020	\$2,200.00	1st & 2nd floor staircases	Replacement of cracked/split wood treads; Some required repair/replacement, owner replaced all.
27	Fiberglass replacement windows (1st through 3rd floors)	2010 - 2017	\$17,600.00	1st, 2nd, 3rd floors	Staged replacement of original windows with Marvin fiberglass energy efficient windows (22 total)
28	New alarm system (with cellular backup)	2012	\$1,500.00	Basement, 1st & 2nd floors	Replaced existing system. Included motion sensors, wireless window & glass breakage sensors
29	Shower installation	2019	\$850.00	2nd floor	New shower & tile in hall bathroom
30	Interior & Exterior light fixtures & ceiling fans	2004 - 2020	\$2,000.00	Basement, 1st, 2nd, 3rd floors	New fixtures installed, added, and changed throughout ownership; ceiling fans @ 2nd floor installed 2020.
Total:			\$94,625.00		