

## **Upgrades & Improvements – 43 Hering Road, Montvale NJ**

### **Major Systems & Mechanical Upgrades**

- **✓ New Furnace (5-Zone System)** – November 2021
- **✓ New Hot Water Heater** – August 2019
- **✓ Basement Sub-Panel Upgrade** – January 2021
- **✓ Culligan Whole-House Water System** (softener, RO, filtration) – June 2020

### **Waterproofing & Drainage Enhancements**

- **✓ Full French Drain System Installed** (deck side of home) – July 2019
- **✓ Multiple Sump Pumps Added** (laundry room, furnace room, pool room)
- **✓ Exterior Waterproofing + Gravel Drainage System Under Deck**
- **✓ Dedicated Laundry Room with Sump Pump** – May 2017

### **Kitchen & Appliance Upgrades**

- **✓ Viking Cooktop** – July 2022
- **✓ Built-In Wall Oven & Microwave** – July 2020
- **✓ Dishwasher** – June 2020

### **Interior Improvements & Additions**

- **✓ New Guest Room Addition** – July 2019
- **✓ Updated Powder Room Toilet** – May 2017
- **✓ New Primary Bathroom Toilet** – March 2026
- **✓ New Basement Carpet** – December 2022
- **✓ Fireplace Hearth Wall Panel Upgrade** – April 2023

### **Outdoor & Pool Enhancements**

- **✓ New Pool Liner & Stone Caps** – December 2021
- **✓ New Pool Heater** – April 2022
- **✓ All New Gutters** – May 2017

### **Exterior & Entry Updates**

- **✓ New Front Entry Door** – March 2025

### **Upcoming Improvements (Seller-Provided)**

- **◆ Living Room Window Replacement**
- **◆ HVAC System Update: 1st Unit (1st Floor + Basement) – To Be Replaced**