

**7139 SHARPCREST: IMPROVEMENTS BY CURRENT OWNER 2009-2019**

<u>Date Repair</u>	<u>Notes</u>
2009 Electrical Panel	New electrical panel.
2009 Microwave	New microwave installed.
2009 Solar Shades	New custom roller shades (solar fabric) in Living Room, Dining Room and Master Bedroom.
2009 Main plumbing/sewer line	New sewer line from house to City of Houston main stack.
2009 Kitchen sink plumbing	New P trap at kitchen sink.
2010 Exterior lighting	New fixtures on back patio.
2010 Backyard pond renovation	Pond (original to house) resurfaced; new fountain and pump system; new plants and fish.
2010 New fence	New cedar fence along all sides of property abutting neighbors.
2010 Termite treatment	Treated for termites (no damage to structure; subterranean termites caught immediately.)
2010 Concrete floors	Stripped multiple layers of flooring to reveal concrete; cleaned and waxed concrete.
2010 Alarm system	New monitored alarm system with door and window sensors, motion detectors
2012 Plumbing fixtures in Hall Bath	New sink faucet.
2012 Electrical switches and outlets	Replaced all interior switches and outlets
2013 Water Heater	New 40 gallon gas water heater.
2013 Ceiling lighting	New recessed ceiling lights in Kitchen, Living Room, Hallway.
2013 Iron gates	New custom iron fences and gates at Entry Courtyard and side of house.
2014 HVAC	Condenser fan and motor replaced.
2014 Garage door springs	Replaced springs on garage door opener
2015 Exterior GFCI outlets	Installed exterior GFCI outlets.
2015 New toilet	New one-piece toilet in Master Bath.
2015 Backyard pen fence	New cedar fence partition in backyard.
2015 Heater sensor	New heater sensor in furnace.
2016 Plumbing hose bib replaced	New hose bib and repaired piping in related area.
2016 New roof	New modified bitumen roof. All new flashing.
2016 Misc Electrical repairs and upgrades	Dimmers; GFCI outlets; New exterior lights.
2016 Dishwasher	New Bosch dishwasher
2017 Windows and Doors	Installed new RAM windows and Western sliding glass patio door.
2017 Exterior paint	Exterior of house fully painted.
2018 Bathroom Mirrors	Installed new custom mirrors with "floating" detail and built-in shelves in both bathrooms.
2018 Dutch Door	Installed new custom Dutch door from kitchen into Utility Room.
2018 Bathroom Window Shade	Installed new custom Roman shade in front bathroom, manufactured by Hartmann & Forbes.
2018 Trees trimmed	All oak trees in front and back trimmed.
2018 Insulation	New blown-in insulation in attic and exterior walls.
2018 Master Tub/Shower tile and plumbing	Replaced tub/shower rough plumbing with new copper pipes; new valves; new fixtures; new wall tile.
2018 Bathroom lights	New light fixtures above vanities in both bathrooms. Manufactured by Schoolhouse Electric.
2018 Garage floor	Resurfacing of garage floor with epoxy coating.
2018 Garage interior paint	Walls and ceiling of garage painted.
2018 new toilet	New toilet in hall bath
2019 Interior paint	All new paint throughout interior. Walls, ceiling and woodwork.