

DETAILED LIST OF IMPROVEMENT WITH COST BREAKDOWN:

\$102,900 TOTAL IMPROVEMENTS

*Mechanical:*

incl. @ closing	Gas Furnace April 2005
\$2000	100 amp sub-panel and additional keyed 70amp garage/shop only sub-panel
\$6000	2 Zone Trane Air Conditioner, 13 seer 4-ton
\$4500	2010: "Eternal" Gas Tankless Water Heater, along with "Scale-Net" Salt-Less Water Softener and Whole-house filter & Chlorine filter

*Overall:*

\$7500	July 2012: Roof (including all porches & shed) replaced with Lifetime High-Definition Shingles. All shallow slope areas and valleys have additional self-sealing rubber membrane underneath
\$2200	Front door is a beautiful solid Mahagony door with custom Mahogany trim
\$5000	Back door is a Pella sliding glass door with in-the-door blinds, super easy to operate & Safe!
\$750	Whole home Alarm system with Fire detectors and cell antenna
\$300	All Smoke/CO Detectors interconnected & are talking type
previous owner	All interior doors upgraded to 6-panel colonel
\$1000	Fall 2012: All new paint, including all trim
see details	All cabinetry is custom built (except lower kitchen frames - fronts new), professional grade cabinets, dove-tailed joinery, including in the garage, self-close drawer slides, soft close doors - lots of built ins & storage
\$500	Both Attic entrances replaced with locking, insulated metal staircase
\$300	Blown in fiberglass insulation in attic, including above garage (walls are insulated also) beyond R-30
\$1000	Bronze door hardware throughout
see details	Bronze or Copper tone Lighting Fixtures throughout

see details	Ceiling Fans throughout
\$3600	Fall 2012: All carpet replaced with 20yr. tread/stain warranty carpet
\$11000	Summer 2010: Hardy Plank siding with house wrap underneath (houses in this area do not have Hardy Plank as original design). And New Exterior Paint.
\$6000	All upstairs windows replaced with Anderson 400 series Low-E Smart Sun Windows (an additional window was added downstairs in Laundry Room)
	<i>Family Room:</i>
\$2000	Room is wired for a 7-speaker in-the-wall surround system Professional Grade Wiring including HDMI and all speaker wires Additional Zoned speakers in Garage & Back Covered porch areas
\$1500	Surround speakers & zoned speakers are Boston Acoustic speakers
\$150	Bronze tone Ceiling Fan added
	<i>Living Room/Dining Room:</i>
\$100	Ceiling Fan added in Living Room
already included	New Carpet
\$150	Glass door replaced from Kitchen to Dining Room
	<i>Kitchen/Eating Area:</i>
\$3000	Lower Cabinets: Refaced with New Custom built doors & drawer fronts with 3/4" solid panels. All hardware replaced with self-close slides & soft-close doors  Upper Cabinets: New Custom Cabinets with Easy-clean, Adjustable shelving. Cabinets extend to ceiling with Crown detail
\$2500	Granite countertops & Tiled Backsplash
\$350	"Kraus" deep bowl stainless sink and new faucet
\$250	Quiet Garbage Disposal
\$375	2010: "Kitchen-Aid" Dishwasher, Very Quiet & energy efficient
\$250	New Lighting: Main, Pendant & Down light
\$450	2012: Over-the-stove "Sharp Carousel" Convection Oven/Microwave/Fan

*Bathrooms:*

\$275

All bathroom fans have a very quiet upgraded fan sized appropriately for space and vented to outside

\$8000

*Master Bath:*

Luxury Shower: Kerdi no-leak shower membrane

Italian tile

Kohler fixtures - 1 main spray, 2 handsprays & 3 body-sprays

Seat/Step & Recessed niche in shower

Will never run out of hot water with tankless water heater! Up to 12gpm with sprays on!

Custom Cherry Vanity with Maple frame & Cherry Mirror, dovetailed self-close drawers, soft-close solid panel doors

Quartz countertops

Kohler sink & fixtures

Kohler toilet with soft close seat

Heated tile floor with thermostat

Ditra tile floor system

New Lighting

Pocket doors added for more usable room/area

\$2500

*Guest Bathroom:*

Custom built Vanity with Quartz countertop and custom mirror frame

Kohler sink & fixtures

Kohler toilet with soft close seat

Ditra floor system

Bath/Shower: regouted entire shower

Replaced Bath/Shower fixtures with Kohler fixtures

Added grab/safety bar

Pocket doors added for more usable room/area

\$750	<p><i>Powder ½ Bath:</i></p> <p>Custom built “Lacewood” Vanity &amp; mirror Black Galaxy Granite Countertop</p> <p>Beautiful Glass Waterfall vessel sink!</p>
\$300	<p><i>Master Bedroom &amp; Closet:</i></p> <p>Closet System with drawers added New lighting in closet New paint &amp; carpet</p>
\$1500	<p><i>Bedrooms 2 and 3:</i></p> <p>Added folding bi-fold closet doors with door trim Added closet systems to both closets, one with drawers and the other adj. shelves</p> <p>Beadboard walls with chair rail, new base trim &amp; crown molding</p> <p>Hunter ceiling fans with lights added</p> <p>New paint &amp; carpet</p>
\$750	<p><i>Staircase:</i></p> <p>One-of-a-kind Custom built Removable Knee-wall Staircase</p> <p>Staircase can be easily removed into 3 sections so that large furniture can be transported up/down stairwell</p> <p>Buy the home, and I will be happy to show you how to take it apart and put it back up!</p> <p><i>Laundry Room:</i></p>
\$2500	<p>Lots of custom built cabinets including Lower-Hamper storage, Flip-out under-the-sink storage. Upper cabinets extend to ceiling with crown detail</p>
\$250	<p>Large Laundry/Utility Sink, Deep Well, Tall Swivel faucet with spray</p>
\$550	<p>2011: “Luxury Vinyl Tile” (LVT) flooring</p>

*Garage:*

already included    100 amp & 70 amp sub-panel added with plenty of outlets & 220v outlets

\$1500                Lots of storage cabinets built against front wall

\$4000                *Storage Shed:*

2005: Custom features: front porch area, storage shelves, and garden cabinet

Has dedicated 20amp outlets

Partially in easement with permission of The Woodlands and no utilities are in the path of building.

*Covered Porch/Patio/Sidewalk Areas:*

\$7500                Stamped and stained concrete on porch, patio & sidewalk areas

\$4000                10x30 Legal covered porch with 2 outdoor fans with lights, electricity and speakers

*Outdoor Features:*

\$1500                4 Raised Bed Garden Beds with Automatic Irrigation

\$1200                Lighted Pondless Water Fountain

\$2500                Front & Back Landscaped Lawns

\$600                 6 foot gate added on right side of home next to shed