



## Improvement List

6906 Farnaby Court, Spring TX

### Improvements made according to and by previous owner(s) (prior to July 2012):

<u>Item</u>	<u>Installation Date</u>
New attic duct work and intake fans	June 2005
Entire roof replacement	June 2006
New Air Conditioning Compressor and Condenser	June 2007
Water Heater	March 2009
Blown Insulation in attic spaces	May 2009
Spray On Radiant Barrier in attic spaces	May 2009
House Painted	June 2010
Pool Pump	June 2011
Master Bathroom (cabinets, vanity, sinks, tile floor)	November 2011

### Improvements by current owner:

<u>Item</u>	<u>Installation Date</u>
Pool Heater (gas)	May 2014
Pool Polaris	November 2015
Tile on Spa/Pool cleaned, Spa tile wall removed and reset, grouted and tiles replaced as needed	June 2016
Wooden pool gate replaced/built	April 2019
REME HALO whole home in-duct air purifier	May 2018
Kitchen Remodel includes:	January 2016
<ul style="list-style-type: none"><li>• Dining room, kitchen, wet bar, laundry and half bath</li><li>• Wood-look tile throughout</li><li>• Solid Wood Cabinets w/brass hardware</li><li>• Upgraded drawer slides in pantry cabinets</li><li>• Granite Countertops</li><li>• Tiled backsplash</li><li>• Whirlpool Smudge-proof Stainless Steel Appliances</li><li>• Beverage Refrigerator at Wet Bar</li><li>• Designer stone sinks</li><li>• Glass cabinet fronts at wet bar</li><li>• Soft-close drawers and doors</li></ul>	

- Sliding 3-panel door at laundry room
- Half-bath freestanding vanity
- Laundry room Elfa system by Container Store
- All light fixtures replaced

Master Bathroom remodel includes:

November 2017

- Updated Cast Iron/Enamel tub and matching Toilet
- Contemporary shower surround tile and grout
- Moen shower/tub faucets
- Over-sink Light fixtures and Over-tub recessed lights

Total House Improvements:

2012-2019

- Replaced all electrical outlets
- Added Crown Molding to bedrooms, kitchen
- Replaced original interior doors and hardware with contemporary panel doors and hardware
- Replaced original exterior doors (both backdoors) and hardware
- Light fixtures and ceiling fans upgraded and replaced
- Container Store ELFA organization in ALL bedrooms closets and Laundry room
- Upgraded baseboards
- Upgraded glass paned door on Hallway closet

New Carpet

March 2019

Replaced stair rails and Banister

August 2016

Laminate flooring in upstairs bedrooms

2013-2014

Vinyl wood-look flooring downstairs

2017

Sprinkler timer replaced

June 2016

New grout and caulk on upstairs tub/shower and shower

April 2019

Covered gutters deep cleaned and downspouts cleared

April 2019

House and garage exterior pressure washed

April 2019

Landscaping serviced and maintained by Backyards Plus

Ongoing

Pool cleaned weekly by Frank's Pools

Ongoing

Lawn fertilization treatments by GreenUp

Ongoing

Pool Equipment serviced and repaired/replaced

2012-2019

by One Guard Home Warranty

Air conditioner serviced and maintained twice yearly

2012-2019

by One Guard Home Warranty

Sprinkler system maintained yearly

2012-2019

by One Guard Home Warranty