

Major Project Upgrade List for 300 Falling Pine Drive

Changes made in June-July 2019

Estimated Value based on actual cost and Home Advisor median estimated
homeowner costs in the 77304 zip code

| Project | Description | Estimated Value |
|---------------------------------|---|--------------------|
| Exterior Paint | Trim and siding painted with Valspar DuraMax, damaged siding and trim replaced and caulked, upgraded trim around exterior doors and garage | \$5,500.00 |
| Interior Paint | Interior walls and ceilings with Valspar Premium satin and trim Valspar Ultra semi-gloss (including closets), recaulked, damage repaired | \$6,000.00 |
| Kitchen | Installed new oak espresso full length cabinets and matching pantry, granite countertops and breakfast bar, tile backsplash, stainless steel sink and faucet, garbage disposal, new microwave, improved lighting, custom wood wall feature and enlarged kitchen footprint | \$17,000.00 |
| Flooring and base trim | All flooring replaced with carpet and new pad upstairs, Mohawk vinyl plank in baths and downstairs, and base trim replaced throughout | \$7,200.00 |
| Master Bathroom | Replaced soaking tub/shower with custom tiled walk-in shower and glass roller doors, new fixtures (faucets, sinks, toilet), new cabinet and countertop, wood wall feature, added linen closet, flooring replaced, new mirror and lighting | \$15,000.00 |
| Hall Bath & Powder Room | Replaced plumbing fixtures, cabinets, countertops, backsplash, mirrors, lighting | \$4,000.00 |
| Exterior Doors | Replaced front door with custom glass fiberglass door, replaced sliding back door with glass french doors, added garage door opener. | \$1,800.00 |
| Stair Railing | Replaced sheetrock half wall with stair railing with oak handrail, square balusters and newell post on bottom half of interior stairs | \$1,500.00 |
| Fence | Replaced Fence | \$3,000.00 |
| Porch | Added 12x10 treated wood porch in back yard | \$1,400.00 |
| Landscape | Updated front yard landscaping with new plant material, bull rock and improved drainage | \$1,500.00 |
| Heat/AC | Ducting and units professionally cleaned | \$750.00 |
| Miscellaneous | Updated lighting, new door knobs | \$500.00 |
| Estimated Total Upgrades | Not indicative of total expenditures. Excludes demolition, clean-up, miscellaneous repairs and supplies, maintenance, overhead, fees, etc. | \$59,150.00 |