

**2721 Austin Street
Houston, Texas 77004**

2014 Improvements

- Removed all carpet from third and fourth floors and all stairs; install new wood flooring
- Remove old travertine tile from entry way and Master Bath. Re-tile with ceramic
- Re-tile guest bath and powder room.
- Install window coverings on second floor living room and kitchen
- Repaint entire TH interior
- Install new ceiling fans on second floor
- Install ceiling fan on third floor
- Add attic insulation.
- Repainted iron fence

2015 Improvements

- Install three panel French door in kitchen
- New garbage disposal (needs to be repaired or replaced – warranty until 30 June)
- Install rear deck/carport
- Major overhaul to Main A/C
- New refrigerator
- New siding and rear exterior paint
- New windows on fourth floor guest room
- New slate tile on MBR balcony

2016 Improvements

- Window coverings on fourth floor and kitchen doors

2017 Improvements

- Replaced upper LR windows
- Replace MBR windows

Repairs

- Major A/C overhaul on upper unit
- Fan motor for A/C
- Fourth floor water leak repaired (roof scaffolding anchor points that were not properly repaired by siding contractor)
- Second floor wood flooring repair from water line in powder room 2018
- Refinished all wood on second floor 2018
- Repaired main water line and re-sod part of front yard 2019
- Repair irrigation system (shared with 2723 Austin) 2019

Notes:

1. Elevator pit is through the slab so that elevator or dumbwaiter can be installed for access to each floor. 220v electrical outlet is behind the entry way wall in the garage.
2. Fire alarm and sprinkler system had not been on/used since before previous owner.
3. Have most receipts for all work done.
4. Neighbors are great. They have been a huge help to us and we have worked together on several projects (rear deck, etc.)