

4501 UPGRADES/WORK SINCE ORIGINAL PURCHASE (PURCHASE DATE 12/23/2009)

DATE DONE	ITEM	NOTES
01/01/10	Home wired throughout for whole-home video/audio control; exterior security/camera/recording system installed; electronics/rack closet fans replaced with high flow fans	RELATIVE SOUND did all work - we have all invoices/work done and they continue to service as needed.
01/01/10	GARAGE - back wall had STARR GLASS installed with projector installed inside/upper garage along with electronics rack for outdoor movies/music. Outdoor Speaker system installed.	Speaker system needs attention but all operable for CD Movies. Will be operable for all after Relative Home finishes repairs.
2010	Installed all exterior yard/architecture lights/lighting and added yard sprinkler system	MADDOX TEAM did all work
2010	Had new roof water/gutter system installed around entire perimeter of home and tied all downspouts drains into main water drain that leads to street. Approved/certified/permitted by City of Bellaire	MADDOX TEAM did all work
2010	BACKYARD - had stone "fire-glass", natural gas supplied fire-pit fabricated and installed.	Maddox fabricated/installed - City of Bellaire approved/permitted all including new gas line run.
01/01/10	GARAGE - FLOOR - had coated/sealed	Note
06/28/2010 & RE-PLAT 6/2013	PURCHASED 4503 LOT and subsequently had both lots replatted as one IN 2013	Have all paperwork, etc - 4503 still has water line/meter that could be used for irrigation or other purposes if so desired. Meter is currently "capped off" by CITY - but fully functionable.
05/28/15	Sports Court Built - designed so that is could be removed easily if ever desired. At same time had entire backyard sloped/graded with drainage installed that covers both lots with sports court. New DRAINAGE ELEVATION CERTIFICATE/PLAN ISSUED by City of Bellaire.	Have all paperwork and new elevation plan drawings with certificate- Permitted by City
2018	Added whole-home water softener/filtration system in march 2015 and upgraded system in 10/2018- system located in garden courtyard by driveway-PERMITTED BY CITY OF BELLAIRE	HOMERS SOFT WATER did all work and continues to do monthly servicing. - Have all invoices--Initial System = \$14,345.37 upgrade in March 2015 additional \$4869.95
2016	Replaced hot-water heater system with all new tankless water heater system - have 3 sytems that are tied together and "pulled" upon as demand is called for. -PERMITTED BY CITY OF BELLAIRE	Have all invoices/manuals/etc
6/20/2017 and have 10 YEAR WARRANTY	Totally replaced all 3 A/C-heat air handlers/furnaces (indoor attic and outside units) with top-end systems/units & replaced all attic to second floor duct work with new/upgraded duct work and had second to first floor duct work cleaned.	BELL AIRE AIR did all work and is service company. -We have all invoices/manuals - Also have air purification filtration/lights installed on all 3 systems \$42,935.00
2019	EXTERIOR WHOLE HOME power washed/cleaned and painted.	MADDOX CONSTRUCTION - have invoices
2019	PERIMETER FENCING - replaced and/or repaired as needed with all repainted.	MADDOX CONSTRUCTION - have invoices