

## **Improvements and Repairs to 8969 Briar Forest**

- Seller spent approximately \$150,000 in improvements to the property.
- New Roof May 2019.
- Approximately 15 years ago new Pella sliding door systems were installed in the den and master bedroom and a new Pella window was installed in the den.
- Repaired underground sewer line that was cracked. Please see attached paid invoice from Texas Drain Technologies, Inc. dated 1/26/2018.
- Whole house re-pipe was completed 9/2014 by Picket Plumbing.
- Hot water heater was replaced 2018.
- Master bath was completely remodeled in 2018 including all new plumbing fixtures, tile, cabinets, vent fans, lighting etc.
- Exterior of the house was completely re-painted and rotted wood was replaced.
- Exterior roof gutters were repaired, and screens installed to prevent gutter clogs.
- Most of the interior of the house was painted in 2018.
- New wood floors in the master bedroom, entry and all the wood floors were refinished in 2018.
- New entry doors.
- New brick entry and steps were built in 2018.
- New patio deck / Trex Deck / and railing was installed 2018.
- New fence around bathroom garden area 2018.
- New landscaping in front of house 2018.
- New refrigerator 2018 that stays with the house.
- Washer and Dryer stay with house.