

# IMPROVEMENTS

11203 Ivyridge Rd. | Houston, TX 77043

## Exterior

All new siding with new radiant barrier, caulked and painted, 2019

New fascia and trim around doors and windows, and painted, 2019

New roof with new roof vents, 2020

All new triple pane windows, 2017

New underground sewage plumbing lines at Master bath, added cleanout, 2015

New underground sewage plumbing lines at Hall bath to main, added cleanout, 2016

All brick and trim painted, 2019

All new exterior light fixtures, 2019

New horizontal fencing with automatic driveway gate, 2018

All new landscaping, 2020

Black star gravel rock added at driveway, 2016

Black star gravel rock added at side yard w/Star Jasmine vines, 2016

New chimney crown and some masonry repair, new paint, 2020

Shutters added\*

All exterior doors and hardware replaced\*

Exterior French Doors added at rear patio\*

New pet door added to back door\*

All wood fencing replaced\*

Rear patio slate tile added\*

New garage doors, tracks and garage door openers\*

## Interior

New recessed LED light fixtures, replaced existing and added new, 2020

Added electrical switch for outdoor light fixture, 2020

Added electrical outlets at garage and utility, new panel in garage, 2018

New breakfast area light pendant, 2020

All new ceiling fan / LED light combo with remote control, 2020

New custom wood fireplace mantel, 2020

Fresh paint throughout, 2020

PEX plumbing system installed to replace galvanized pipes\*

HVAC system, all ductwork, grills replaced and return air vents replaced\*

Master bath taekn to studs and cement board added where required\*

Roman shower added and tiled in Master bath with frameless glass\*

48" Master bath double vanity with granite\*

Master bath dressing table with granite counter and new drawers\*

New mirrors in all baths\*

Master bedroom closet expanded\*

All plumbing fixtures, lavatories, and toilets replaced\*

Engineered hardwood floors installed throughout\*

New upgraded Mohawk carpet in bedrooms\*

Floor tile - Laundry, Hall bath, and Master bath\*

New tile backsplash, stainless steel sink, and faucet\*

All cabinet doors and drawers refaced with new hinges, tracks, and door hardware\*

All cabinetry on south wall, and upper cabinets were rebuilt and refaced\*

All base molding replaced\*

All interior doors, door hardware, and hinges replaced\*

Interior walls, ceilings, trim, cabinetry and doors repainted\*

GFCI's added where necessary\*

Kitchen opened to family/living room, large granite island added\*

French doors added\*

New stainless steel appliances - 36" gas cooktop and upgraded vent hood\*

Garage interior sheet rocked, painted\*

Laundry Room sink and faucet added\*

*\*Improvements per previous seller, 2015*