

20902 MEDALLION POINTE DR

UPGRADES LIST

PER PREVIOUS OWNER, THE ROOF WAS REPLACED IN 2010 AND THE POOL WAS REMODELED IN 2015
CLOSET ORGANIZERS IN MIDDLE BEDROOM STAY WITH THE HOME

2016:

FRESHLY PAINTED MOST OF INTERIOR OF HOME

REMOVED 5 SIDE LARGE TREES AND INSTALLED 5 NEW CREPE MYRTLES

INSTALLED REMOVABLE POOL FENCE

EARLY 2017:

INSTALLED NEW RHEEM HIGH EFFICIENCY HOT WATER HEATER

EXTENDED FENCE LINES ON BOTH SIDE OF HOME TO THE FRONT OF THE HOUSE AND INSTALLED ALL
NEW FENCING

REMOVED ALL BULL ROCK FROM BACKYARD AND INSTALLED NEW PATIO BEHIND THE POOL AND
CONCRETE WALKWAY EXTENDING FROM THE GARAGE SIDE REAR OF HOME TO THE FRONT OF THE
HOUSE FOR OUTSIDE STORAGE

HAD REAR YARD PROFESSIONALLY RE-GRADED WITH ASTRO TURF INSTALLED BY "WASAKA"

INSTALLED LOREX SECURITY CAMERAS AND FRONT MOTION DETECTED FLOOD LIGHTS

LATE 2017 AFTER HURRICANE HARVEY:

PROPERLY GUTTED AND REMEDIATED HOME

WIRED GARAGE WITH MULTIPLE PLUGS (ALL 20 AMP GFI PROTECTED CIRCUITS)

INSTALLED NEW INSULATION & SHEETROCK THROUGHOUT FIRST FLOOR 4' AND BELOW

INSTALLED NEW ENTRY DOORS WITH NEW EXTERIOR TRIM ON THE FRONT AND REAR

INSTALLED NEW INTERIOR DOORS THROUGHOUT THE FIRST FLOOR

INSTALLED ALL NEW MOULDINGS THROUGHOUT FIRST FLOOR

FRESH PAINT THROUGH FIRST FLOOR

REPLACED CARPET ON STEPS

INSTALLED WROUGHT IRON BALLUSTERS

INSTALLED ALL NEW WOOD LOOK TILE FLOORING THROUGH FIRST FLOOR INCLUDING UNDERNEATH ALL
CABINETS

OPENED AREA UNDERNEATH STAIRS FOR ADDITIONAL STORAGE

INSTALLED ALL ELONGATED NEW TOILETS

INSTALLED NEW VANITY IN HALF BATH ON FIRST FLOOR

RE-CONFIGURED KITCHEN AND INSTALLED ALL NEW CABINETS, APPLIANCES AND QUARTZ COUNTERTOPS IN KITCHEN

REMOVED FIREPLACE AND TILED IN AS FAUX FIREPLACE WITH 20 AMP ELECTRICAL FOR ELECTRIC FIREPLACE TO BE INSTALLED IF WANTED. CAN BE CONVERTED BACK TO A GAS FIREPLACE IN FUTURE IF DESIRED. ALSO UPDATED MANTLE

WIRED FAMILY ROOM FOR SURROUND SOUND

INSTALLED CAT 5E CABLE FOR HIGHSPEED INTERNET TO THE FAMILY ROOM, LIVING ROOM, DINING ROOM, AND TWO UPSTAIRS BEDROOMS.

INSTALLED CISCO GIGABIT POE SWITCH WITH HIGH SPEED UBIQUITI UNIFI PRO ACCESS POINTS

2018:

INSTALLED WALL BETWEEN LIVING ROOM AND DINING ROOM (FLOORING RUNS UNDERNEATH AND CAN BE REMOVED RELATIVELY EASILY TO OPEN BACK UP IF DESIRED)

INSTALLED TWO NEW POOL PUMPS

INSTALLED NEW POOL FILTER

2019:

HAD SUN RUN INSTALL LEASED SOLAR PANELS IN MAY OF 2019. LEASE IS TRANSFERRABLE. CURRENT MONTHLY LEASE PAYMENT IS \$188.88 WITH MINOR INCREASES DUE TO INFLATION EACH YEAR. ELECTRIC COMPANY IS MANDATED TO BE THINK ENERGY WITH AN 11.9 CENTS PER KWH LOCKED IN WITH MINOR INCREASES DUE TO INFLATION. LEASE IS A 20 YEAR LEASE WHERE SUN RUN MANAGES, MAINTAINS AND INSURES PANELS FOR THE TERM OF THE LEASE. THERE IS A 5 YEAR BUYOUT OPTION. IF THE SYSTEM OVER GENERATES IT WILL FEED BACK TO THINK ENERGY AND APPLY CREDITS TO THE ACCOUNT AT THE SAME 11.9 CENT COST. A PERFORMANCE GAURANTEE IS PROVIDED THROUGH SUN RUN EVERY TWO YEARS WHERE IF IT DOES NOT GENERATE A CERTAIN AMOUNT OF SOLAR POWER YOU WILL BE RE-IMBURSED THROUGH CREDITS. CONTRACT WILL BE MADE AVAILABLE TO BUYER.

SEMI-FINISHED ATTIC SPACE ABOVE GARAGE WITH SMOKE/CARBON MONOXIDE TESTER FOR CLIMATE CONTROLLED STORAGE AND INSTALLED ALL NETWORK EQUIPMENT INSIDE (ACCESS DOOR THROUGH MASTER BEDROOM CLOSET)

INSTALLED NEW WIRED SMOKE DETECTORS/CARBON MONOXIDE DETECTORS THROUGHOUT THE HOME THAT COMMUNICATE TOGETHER

INSTALLED ALL NEW DOUBLE PANE VINYL WINDOWS WITH GRIDS IN ALL FROM WINDOW WORLD WITH LIFETIME TRANFERRALBLE WARRANTY

HAD WHOLE EXTERIOR FRESHLY RE-PAINTED AND ANY ROTTED WOOD REPAIRED

INSTALLED NEW CARRIAGE STYLE GARAGE DOOR WITH TOP WINDOWS AND NEW BELT DRIVE WIFI LIFTMASTER GARAGE DOOR OPENER

INSTALLED NEW LENNOX HIGH EFFICIENCY HVAC SYSTEM WITH 16 SEER 2 STAGE COMPRESSOR 5 TON A/C, ZONING SYSTEM AND ALL NEW ATTIC DUCTWORK WITH TRANSFERRABLE WARRANTY

REPLACED ALL CAN LIGHTS WITH LED CAN LIGHT INSERTS

INSTALLED NEW OUTSIDE CEILING FANS ON THE PERGOLA

INSTALLED NEW REAR PATIO LIGHT

INSTALLED NEW LED POOL LIGHT

INSTALLED ALL NEW OUTDOOR REAR SMART LIGHT SWITCHES

INSTALLED NEW RING DOOR BELL

INSTALLED NEW KWIKSET SMART LOCK ON FRONT DOOR

2020:

INSTALLED POOL HEATER

INSTALLED CULLIGAN WATER SOFTENER/FILTRATION SYSTEM WITH PLUMBING LINES IN THE GARAGE WALL WITH 10/20 YEAR WARRANTIES

INSTALLED SMART WIFI SPRINKLER CONTROLLER