

Merrills, 2122 Woodland Park Drive Some Renovations Since Purchase in 2008

Shingle Roof: All new, 2019

Windows, screens, sliding doors: repaired or replaced as needed, 2009

Gutters installed: front (northeast) 2008; rear 2009; front (southeast) 2012; east 2012

Chimney cap repaired, 2008

Landscaping, all sides of house, 2010

Driveway approach and concrete square adjacent to tiled entryway reconstructed, 2012

Exterior house, complete re-paint, 2010 (some areas in rear have been repainted since then)

[Foundation support, about 2003

Previous owner had piers (bell bottom piers?) at rear northwest corner (and elsewhere?) of house installed by Dawson Foundation Repair: lifetime guarantee. (We had occasion to test that lifetime guarantee in the severe drought year, 2011 (?) when the foundation of the house – like that of probably most of the houses in the neighborhood – was doing some shifting. Dawson Foundation Repair adjusted the piers, at no cost to us. The problem was solved.)

[Fence, about 2003

Built and installed personally by previous owner, a civil engineer, (Judy's brother). Posts are installed at an "unnecessary," greater-than-normal depth in the earth. During the very high winds of Hurricane Ike, 2008, our fence was about the only one in the neighborhood *not* to suffer any damage or destruction. We have done some repairs to older boards that cap the fence, and in 2019 had three vertical support posts installed on the west side. Our advice to a future owner would be to do similar such small repairs as needed, rather than replacing the existing "bespoke" fence with a new one, which would almost certainly not be as strong, wind-resistant, or structurally sound as the existing, home-made fence.]

Electricity:

Electrical sockets replaced as needed; GFCI circuits installed; AC grounding conductor repaired, 2008
New electrical panel box installed, 2009

Water/Plumbing:

Water heater: new 50-gallon installed, replacing vent system per code, 2017
New CPVC pipes in kitchen replacing old galvanized pipes, 2009
New washing machine hoses, 2012
All existing attic horizontal pipes (galvanized) replaced with Pex pipes, (guaranteed), 2013
Replace galvanized pipe drops to hall bathroom sink with Pex pipes (guaranteed), 2017

Air Conditioning and Heating System

New high-end Trane XL16i system installed, 2012 (main parts still under warranty)
Return installed in master bedroom with new return duct; supply duct added to master bedroom/living room/dining room, 2013
Replace AC duct to southwest bedroom, 2013
New attic and wall insulation at master bedroom, 2017
Replace 10 ducts; replace return and supply plenum, 2017
Install media filter, 2017
Install additional duct run to living room, 2017

Garage

Garage door gear/sprocket replaced, 2008
Garage door rollers replaced, 2008
New overhead light; new electrical outlet, 2009
New garage door opener installed, 2014
New springs on garage door, lubed and adjusted, 2018
New epoxy flooring, 2018
Complete new painting, 2018
New weatherstrip on garage door, 2019
Repaint as needed, 2020

Dining Room:

Complete new paint, 2009
Repaint as needed, 2020

New carpet, 2010

New (Amish) wood cabinetry, wine rack at bar area, 2009

New overhead track lighting, 2010

New window blinds, 2013

Kitchen: Complete Remodel, 2009

- New (Amish) wood cabinetry
- New floor tiling
- New paint
- New light fixtures
- New high-end blinds
- New granite countertops
- New backsplash
- New sink
- New microwave oven
- New dishwasher (2010)
- New sink faucet (2013)
- New washer and new dryer (2014)
- New oven range (2019)

Living Room:

- Complete new paint with sheetrock repair, 2009
- Repaint as needed, 2020
- New carpet, 2010
- New gas logs in fireplace, 2011

Hall Bathroom: Almost complete remodel, 2009

- Complete repaint
- New tile floor
- New tiling in bathtub/shower
- New bathtub
- New toilet
- New sink and bathtub/shower fixtures
- New sink and bathtub towel bars
- New cultured-marble vanity with two sinks
- New blinds
- New light fixture
- Refinish existing wood cabinetry, with new knobs and pulls
- New Pex water piping to sinks (guaranteed), 2017

Master Bedroom

Complete new paint, 2011
Repaint as needed, 2020
New carpet, 2010
Ceiling fan, 2013
Master Bathroom, Almost Complete Renovation, 2009, 2011

New cultured marble vanity with two sinks (2009)
Refinish existing wood cabinetry with new knobs and pulls (2009)
Replace hot/cold drop pipes with pex pipes (2010)
New light fixtures (2011)
Replumbing (2011)
Complete repainting with sheetrock repair (2011)
New shower (2011)
New frameless glass shower door (2011)
New bathtub (2011)
New carpet (2011)
New mirrors (2011)
New toilet (2011)
New towel bar (2011)

Patio area

New slate-tile floor, 2010
Fountain installed, 2010
Timed light for fountain, 2010
New ceiling fan, 2010
Retractable awning installed, 2014
Replace GFCI outlet and junction box behind fountain, 2019

Middle bedroom/study

New blinds, 2010
New light fixture, 2010
Repaint ceiling, 2018

Southeast bedroom

New paint: ceiling, three walls, 2010

Southwest bedroom

New paint, 2013

3 September 2020			
IMPROVEMENTS AND REPAIRS TO HOUSE SINCE PURCHASE			
AC/Heat System Repairs	Air-Current A/C & Heat	9May08	\$554
Roof Bracing, Shutter Replace, Garage Door Rollers, Loose Bricks, Front Porch Soffit	Bray's Remodeling	25Jun08	\$1,170
Toilets, Water Heater, Main Water Shutoff	Chavez Plumbing	6Aug08	\$710
AC Capacitor	Jackson Air and Heat	26Aug08	\$130
Replace AC Compressor and Wires	Jackson Air and Heat	3Sep08	\$655
Chimney Cap Repair, Gutter Install	Vogler Sheet Metal	23Sep08	\$1,764
Water Retention Repair Living Room	24/7 Restoration	26Sep08	\$957
Garage Door Gear/Sprocket Replacement	ABC Doors	15Oct08	\$144
Replace AC/Heat Duct, Master Bedroom	Jackson Air and Heat	17Nov08	\$250
Replace Elec. Sockets, Install GFCI Circuits, A/C grounding conductor repair, etc.	Jeff Weissman Electric	18Dec08	\$460
Replace 40 ft old hot-water pipes with CPVC pipe	Dependable Home Repairs	13Jan09	\$875
<i>Study: Repair sheetrock, paint for water damage</i>	<i>Lino's Painting & Drywall</i>	<i>4Feb09</i>	<i>\$550</i>
<i>Living: Repair sheetrock, paint 2 walls</i>	<i>Lino's Painting & Drywall</i>	<i>7Mar09</i>	<i>\$750</i>
Hall bathroom: two sink faucets purchased	Home Depot	25May09	\$204
Hall bathroom: new tub, shower head, lever, valve, waste/overflow	U-Plumb-It	9Jun09	\$718
Master bathroom: buy knobs for cabinets	Loews	c. 15Jun09	\$23
Hall bathroom: buy knobs for cabinets	Target	c.15Jun09	\$47
Hall bathroom: purchase new toilet	U-Plumb-It	c. 25Jun09	\$287
Master bathroom: replumb sinks, install cultured marble vanity with two sinks, refinish cabinets; hall bathroom: replumb sinks, install cultured marble with two sinks, refinish cabinets	Creative Renovations	23Jun09	\$2,829
Tile hall bathroom floor and walls	Don Hardy	24Jun09	\$1,974
Replace hall bathtub, waste/overflow, shower valve	Dependable Home Repairs	26Jun09	\$1,485
Replace hall bathroom commode	Dependable Home Repairs	26Jun09	\$135
Hall bathroom: purchase light fixture	Home Depot	27Jun09	\$97
Hall bathroom: purchase wall, ceiling, trim paint	Sherwin Williams	4Jul09	\$103
Rafter and drywall repair in fireplace area living room	Harley Bohot	7Jul09	\$900
Hall bathroom: Seal tile grout	Don Hardy	9Jul09	\$100
Living room: repair sheetrock after rafter repair; repair cracks on entry ceiling. Hall bathroom: prepare and paint; patch wall	R. Lopez	9Jul09	\$1,100
Purchase paint for living and dining rooms	Sherwin Williams	12Jul09	\$313
Living room: paint ceiling and walls	R. Lopez	12Jul09	\$575
<i>Power wash front brick wall of house</i>	<i>R. Lopez</i>	<i>12Jul09</i>	<i>\$125</i>
<i>Repair/replace leaking pipe behind water heater</i>	<i>Dependable Home Repairs</i>	<i>1Aug09</i>	<i>\$349</i>
Spray-seal brick front of house	Harley Bohot	20Jul09	\$210
<i>Repair fence</i>	<i>Memorial Fence and Deck</i>	<i>16Sep09</i>	<i>\$650</i>
<i>Chimney inspection</i>	<i>Ralph Middleton Chimney Services</i>	<i>5Oct09</i>	<i>\$69</i>
Hall bathroom: new blinds installed	Venetian Blind Carpet One	22Sep09	\$195
Kitchen: floor tiling and backsplash	Discount Blinds and Floors	27Oct09	\$3,676
Kitchen: paint for remodeling Oct09	Lino's Painting & Drywall	25Sep09	\$975
Kitchen Cabinets Amish; Bar in Dining Room Amish: New Kitchen Cabinets and Dining Room Bar Installation	Amish Cabinets of Texas	31Oct09	\$9,078
Replace old Zinsco electrical panel box with new box; garage: replace overhead lights, exposed cables; new outlet	BMK Electrical, Bruce Kasten	13Nov09	\$975
Window inspection for repair	Dawson's Supply	17Nov09	\$100
Clean attic of debris	Lino's Painting & Drywall	21Nov09	\$75
Relocate master bedroom door	Alfredo Lopez	24Nov09	\$100
Windows, Screens, Sliding Doors All Repaired	Dawson's Supply	30Nov09	\$2,089
Dining room and entry: paint ceiling, walls, entry door, trim, master bedroom door, repair dining room ceiling crack	Lino's Painting & Drywall	16Dec09	\$1,500
Screen new for one dining room window	Dawson's Supply	18Dec09	\$20
Install track with lights in dining room	BMK Electrical, Bruce Kasten	9Jan10	\$85
Track and four track lights for dining room	Lighting Inc.	8Jan10	\$326
New carpet for living room and dining room 18Jan10 Install	Jack's Carpet	18Jan10	\$2,948
Re-weatherstrip front double doors and back door	Hoelscher Weatherstrip Manu. Co.	5Feb10	\$200
Remove patio cover structure	Harley Bohot, Sean Sigut	18Feb10	\$350
Lock box installed on front gate	Patina Metals	10Feb10	\$510
Lock box purchased for front gate	Lowe's	1Feb10	\$68
Blinds New--Kitchen, Study, Dorothy Bedroom	3DayBlinds	15Feb10	\$2,118
Front iron gate painted black	Lino's Painting & Drywall	10Mar10	\$125
House exterior painted; old paint off patio; hall b-room door/trim paint	Lino's Painting & Drywall	15Apr10	\$3,466
Patio slate floor slate, other materials	Interceramic Tile & Stone Gallery	25May10	\$907
Cement blocks purchase for patio stepping stones	Lowe's	25May10	\$26
Patio slate floor installation	Floor Covering Specialties	29May10	\$1,023
Gutters installed rear, west side house	Vogler Sheet Metal	14Jun10	\$751
Fountain bought and installed west side	Nelson Water Gardens	28Jun10	\$294
Ceiling fan new for patio	M&M Lighting	6Jul10	\$175
Install outside lights west side, patio fan, motion detector light	Signature Lighting Concepts	20Jul10	\$1,050
Window living room far west balances replaced	Dawson's Supply	14Oct10	\$110
South gate repair; two fence cap replacements	Memorial Fence and Deck	11Nov10	\$200
Landscaping all sides house	Moss Landscaping	Jun-Nov10	\$5,097
Replace pipe, hose bib on faucet southwest side house	Abacus Plumbing Company	20Nov10	\$201
Install new light fixture in study	BMK Electrical, Bruce Kasten	27Nov10	\$85
Replace hot/cold drops pipes to master bedroom (pex pipes)	Abacus Plumbing Company	29Nov10	\$981
Window living room far east balances replaced	Dawson's Supply	13Dec10	\$198
Southeast bedroom and hallway: paint ceiling, wall, trim	Lino's Painting & Drywall	23Dec10	\$891

New dishwasher installed	Sears	27Dec10	\$483
Master bedroom, bathroom: paint ceiling, walls, trim; repair sheetrock	Lino's Painting & Drywall	30Apr11	\$1,356
Renovate/repair master bathroom: new shower, new bath, walls, ceiling, lights, re-plumbing	Creative Renovations	5May11	\$10,393
Master bedroom and master bathroom: new carpet installed	Jack's Carpet	21May11	\$1,623
Master bathroom: new frameless glass shower door bought/installed	Lone Star Glass	31May11	\$987
Mirrors for master bathroom	Garden Ridge	11Aug11	\$108
Light fixture for master bathroom	A&O Lamp Co.	16Apr11	\$301
Towel bar for master bathroom	Lowe's	9Apr11	\$23
Beveled full-length mirror for master bathroom	Lowe's	2Jul11	\$25
Install new toilet master bedroom	Abacus Plumbing Company	14Dec11	\$551
Install Grundfos comfort pump at water heater	Abacus Plumbing Company	14Dec11	\$595
Uninstall Grundfos comfort pump from water heater	Abacus Plumbing Company	Jan12	(\$595)
Seal AC primary drain	Abacus Plumbing Company	14Dec11	\$284
Remove mop sink and its pipes from garage	Abacus Plumbing Company	14Dec11	\$252
Reconstruct Driveway Approach, Square Adjacent Entry	PRIS Concrete	15Feb12	\$3,250
Replace water-damaged fascia east side (south) roof; install new gutter and downspout south side (east) roof	Vogler Sheet Metal	25Jan12	\$794
Install new gutter east side (south) roof	Vogler Sheet Metal	24Feb12	\$281
Gravel Re-Cleaning, New Planting, sod aeration, other landscaping	Moss Landscaping	20Jan12	\$2,574
A/C and Heating System, new, Trane XL16i, purchased and installed	Jackson Air and Heat	30Aug12	\$9,970
New washing machine hoses – stainless steel braided	Abacus Plumbing Company	26Sep12	\$213
Paint, repair sheetrock back/west bedroom	Lino's Painting & Drywall	25Mar13	\$700
Repair and touchup paint sheetrock in hallway	Lino's Painting & Drywall	25Mar13	\$150
Repair sheetrock cracks and touchup paint in living room	Lino's Painting & Drywall	25Mar13	\$130
Replace section of outside sewer pipe	Abacus Plumbing Company	8May13	\$678
Refit and weatherstrip front double door	Hoelscher Weatherstrip Manu. Co.	13Aug13	\$75
AC: Install return master bedroom; return duct; add supply duct to master bedroom/living room/dining room	Jackson Air and Heat	21Aug13	\$859
Install new kitchen faucet; replace section of galvanized pipe (over master bed entry way towards bar) with pex pipe	Abacus Plumbing Company	9Sep13	\$691
Cut down fence gate (south) door to allow closure	P.Vasquez, Memorial Fence Deck	17Sep13	\$100
Replace old AC duct southwest bedroom; new sidewall AC vent grill, master bedroom	Jackson Air and Heat	8Oct13	\$225
Purchase ceiling fan for master bedroom	MM Lighting	15Oct13	\$196
Installation ceiling fan master bedroom	JROD Electric	2Nov13	\$280
Replace all old horizontal attic pipes with Pex pipe	Abacus Plumbing Company	25Nov13	\$4,653
Replace corroded water heater valve	Abacus Plumbing Company	30Nov13	\$234
<i>Repair ceiling futon room and sheetrock next water heater (old pipe leak caused damage)</i>	Lino's Painting & Drywall	11Dec13	\$740
<i>Caulk cracks master bedroom and TV room</i>	Lino's Painting & Drywall	11Dec13	\$50
Remove ancient A/C unit in garage, frame wall and sheetrock	Lino's Painting & Drywall	6Jun14	\$200
Brick in space of old A/C unit in garage	Brick Restoration Inc.	10Jun14	\$450
Elevate cypress tree front lawn	Affordable Tree Service	9Jun14	\$325
Hardwire new patio awning through attic; add TV coax cable w/ plate in TV room; add elec outlet TV room	JROD Electric	1Jul14	\$305
Retractable awning over patio purchased and installed	Marygrove Awnings	30Jun14	\$2,922
<i>Clean/blow out clog in main drain for AC</i>	Abacus Plumbing Company	5Aug14	\$296
<i>Re-install replacement ceiling fan master bedroom</i>	JROD Electric	5Aug14	\$85
<i>Replace both electrical outlets hall bathroom</i>	JROD Electric	5Aug14	\$20
New garage door opener bought and installed	ABC Doors	18Sep14	\$367
Replace old RG59 cables with RG6 coaxial cables	Add-A-Jack	1Jul16	\$105
Replace water-damaged fascia boards patio area (northandsouth); replace fascia behind gutter (southwest corner); install wood frame around water meter; add screws to frame around flower bed front; replace 4 tiles on patio	Harley Bohot	21Sep16	\$2,715
Replace water-damaged fascia boards, west side, southwest corner, bottom, under gutter	Harley Bohot	30Oct16	\$450
Replace 10 ducts, return and supply plenum; install media filter	Cool Care Heating-A/C	14Mar17	\$3,356
Attic ceiling and wall insulation for master bedroom	Payless Insulation	15May17	\$800
New 50-gallon water heater; replace vent system thru roof per code	Abacus Plumbing Company	24Jun17	\$2,615
Install new/additional duct run to living room	Cool Care Heating-A/C	24Aug17	\$250
Replace galvanized pipe drops to hall bathroom sinks with Pex pipes	Abacus Plumbing Company	8Dec17	\$1,476
<i>Replace garage door lock handle</i>	ABC Doors	2Feb18	\$120
<i>Repair/paint study ceiling, hall bath cabinet sheetrock, front iron gate, front lawn border, closet door TV room</i>	Lino's Painting & Drywall	15Feb18	\$1,600
<i>Replace broken springs on garage door; lube and adjust</i>	ABC Doors	21May18	\$213
Install epoxy flooring in garage	GarageExperts	5Jul18	\$1,850
Paint garage	Arturo Cabrera	5Jul18	\$1,010
Handyman improvements garage, driveway	Les Mahnke	17Aug18	\$200
New shingle roof install	Baca Roofing	23May19	\$12,124
Rock landscaping north side; garage east water proofing; other	Harley Bohot	22Jul19	\$331
Install new weatherstrip on garage door	ABC Doors	24Jul19	\$144
Glass shower door adjustment, vinyl drip rail installation	Lone Star Glass	5-6Aug19	\$176
Install two electric outlets	Beau Pope Electric	17Aug19	\$85
Fence repair, install three vertical support posts	Pedro Vasquez	21Sep19	\$500
Replace GFCI outlet and junction box behind fountain	Beau Pope Electric	15Oct19	\$85
<i>Trim trees in front yard</i>	Martin Spoonemore Affordable Tree	23Jun20	\$487
Paint, patch, power wash as needed throughout, outside house	Arturo Cabrera	3Sep20	\$2,715
Total Expenditures on Improvements and Repairs to Date			\$159,526