

3214 Spring Trail Drive, Sugar Land, TX 77479

## Upgrades

8/1996 - Built pool and installed uplights and mosquito system.

6/2000 - Replaced siding with new hardi-plank siding.

4/2002 - Built wall between garage and storage area to make a separate room for exercise.

8/2003 – Replaced Roof

2007 Complete inside of home painted

2007 Kitchen remodeled

8/2007 Primary Bathroom remodeled - new granite counter tops, sinks, shower and added a new air tub and new tile flooring.

9/2010 - All windows replaced with Double-pane windows.

9/2010 - Installation of Radiant Shield Barrier in attic and additional insulation blown in.

4/2012 - Installed and painted sheetrock in garage.

1/2013 - Installed Puronics complete home water softener system and Reverse Osmosis. Serviced every year. [www.puronics.com](http://www.puronics.com)

6/2013 - Replaced downstairs Air conditioning Unit with Trane

1/2014 - Installed Engineered wood in all rooms downstairs and Berber carpet on stairs and 2nd floor.

5/2014 - Built 1200 square foot wrap-around patio complete with outdoor kitchen, fans, lights, sound system, television and patio with stamped surface.

6/2014 - Took down old mosquito system and Installed full yard mosquito system.

8/2014 - Refinished the pool, built a larger waterfall and added rocks to back of pool.

10/2014 - Installed pool bath - added toilet and sink and built wall for privacy.

8/2015 - Refinished the pool again because the color they used was fading.

5/2016 - Painted garage floor and storage room and pool bath with floor paint.

6/2018 - Renovated upstairs secondary bathroom.

8/2020 - Installed brand new granite and sinks in the kitchen area, half bath and two secondary bathrooms upstairs.

9/2020 - Roof inspected and they secured, caulked and painted all flashings and plumbing jack covers replaced a few shingles that were damaged by tree limb, replaced damaged fascia board from damage of a tree limb. Have had 2 roof companies inspect the roof and they both told us that the roof we had on was great - 35 to 40 year shingles. Asked about the dark shingles in the back and they said that was algae and has nothing to do with any compromised shingles.

Main roof is approximately 17 years old; Covered patio roof 6 years old.

9/2020 - Carpets professionally cleaned, tile floors professionally cleaned and whole house air ducts and returns professionally cleaned.

9/2020 - Front lawn - new soil and sod.

9/2020 - Whole house power washed along with driveway, patio and sidewalks.