

## 604 Peachtree Dr. Improvements

New Amana energy efficient hvac system with gas heating. New black iron Brenham city required gas full pipe to heater. All new ducts in house. New attic solar fan. Installed new roof jack, cap, and collar with 2 inch clearance. Replaced main drain from condensate line exiting evaporator coil, ran to exterior of house. Installed 4 x 8 register in HVAC closet and exit into attic space with 4 inch duct for proper ventilation. Properly sealed this and the return entries. All up to current code. Texas Quality A/C Heating, Spring, TX TACLB80940E (2020)

Replaced windows in 2 living room areas and kitchen: 3 very large picture windows, one normal size window, one bay window in kitchen, and one glass door going to deck with energy efficient white vinyl materials by Bluebonnet Glass. (2016)

Replaced all remaining (14) windows with new energy efficient vinyl that open to inside for easy cleaning windows with screens, including the garage with 10 year warranty from Mill Creek Glass company Brenham, Texas, (October 2020).

Upgraded electric in the home by replacing electric plugs and light switches, including adding GFCI plugs in bathrooms, kitchen, garages. New electric dryer receptacle, new electric water heater electric protection, New service feed to interior electric panel (bypassed old Federal Pacific breaker), extend all circuit to code. (2020) Bobby Hohlt Electric Brenham, TX and Varr Heaton Electrician Burton, TX (2020)

New light fixtures in all interior rooms (15), most with full lead crystals. All have LED bulbs. (one original light fixture remains in hall near laundry room)

New Rheem energy efficient electric hot water tank in attached garage up to current code with drain pan, a stand, and drain pipe to exterior of the house.

Blue tile bathroom replaced shower pan (Plumb level) with new white tile (Brenham carpet and tile) on the shower pan, new drain pipes up to code that replaced iron drain pipes (2020) Plumb Level Brenham, TX New commode same bathroom (2020) New frameless custom glass shower door (September 2020) in the same bathroom Mill Creek Glass , Brenham, TX

Replaced 30 feet of galvanized pipe under house with new cpvc (2010); replaced galvanized pipe where it comes from yard line going into brick under house. Replaced with cpvc . (2012); repaired main water shut off to home by installing new ¾ inch copper x pvc male adapter and raised piping so anyone can reach shut off once valve box cover lifted/ Installed new ¾ PVC ball valve. (2014); Plumb Level, Brenham, TX

All new faucets by Delta in kitchen and bathroom sinks. (2020) Updated faucets by Moen in shower and bathtub. (2017)

New Dreamline brand frameless shower door on bathtub in shared bathroom . Added white tile to raise tile level up to shower in shared bathroom . Brenham carpet and tile. Added mirror above sink same bathroom. (Mill Creek Glass, Brenham, TX ) 2020

New premium white ice granite in kitchen, new glass subway tiles in kitchen, 2020 Brenham Carpet and Tile.

New GE electric glass cooktop, New Frigidaire self-cleaning wall oven, (2020) Best Buy; New oversized Nanucket stainless steel undermount sink with stainless sink grid (2020); new InSinkErator Garbage Disposal Badger 5, ½ HP continuous feed (2020)

Roof inspection by J&A roofing Brenham, TX , replaced some shingles, stated roof life remaining 8 years. (2020)

Deck repaired by replacing many boards, replaced rusty screws with no rust screws. (2020)

Lush landscaping with flowering shrubs and large oak trees (Park-like view from deck)

Replaced all exterior door knobs with Schlage brand knobs and locks, including detached garage walk-through door. Buchanan Locksmith, Brenham, TX (2020)

Professionally (painted with high quality paint) all interior rooms (walls, ceilings, and trims), including kitchen and bathroom kitchen cabinets, wood paneling in family room near deck and halls, and front porch siding. (2020) (Garages not repainted)

Refinished original solid hardwood floors in 3 bedrooms, bedroom closet floors, and front entrance hall. (2020) , Brenham Carpet and Tile.

Gutter over front porch has leaf screen.

Sprinkler system repaired (maintenance replaced needed sprinkler heads) (2020)

White ceramic tile added in kitchen, family room near deck, living room near front of house, and in 1 hall and laundry room (2002)

Polished all wood interior brown doors (2020)

Refinished walls in laundry room, painted, and added new shelves (2020)