



2522 Teague Rd.

Over \$157,000 in Upgrades & Improvements!

- New roof installed (Certain Teed Landmark AR Shingles w/ Lifetime Warranty) with ridge vents plus leaf screens on gutters. (2019-\$13,190.00)
- Install American Standard 18 SEER variable speed evaporator coil and condenser. (2014- \$9,565.00)
- Install 4-ton American Standard furnace, enlarged return (2013-\$4,475.00)
- Install 50 Gallon Rheem hot water heater (2020-\$1,200.00)
- Electrical Updates: Installed exterior 150 amps with 40 spaces panel with rigid pipe, install 200 amps meter can, run line for A/C, for 220 40 amps line, run 30 amps line for dryer, install line for microwave, install 4 smoke detectors, install 2 lines of 20 amps dedicated for freezer and GFCI, install light for cabinet. (2013-\$2,580.00)
- 22 Simonton Asure windows w/ Lifetime Warranty. (2013-\$9,900.00)
- Install 2-1/2' custom louver shutters on all windows. (2013-\$7,077.00)
- Reroute kitchen and laundry sewer line, replace cast iron/concrete line from exterior house to city main (2016-\$6,165.00)
- Paint complete interior, make necessary drywall repairs and complete kitchen renovation including all woodwork and cabinetry, remove electric stove top, extend island, build out pantry, install lights, install Whirlpool refrigerator and Whirlpool microwave. (2013-\$38,800.00)
- Install water filtration system to house and additional filtration spigot at kitchen sink (2013-\$2,490.00)
- Replace Whirlpool range with Kenmore gas range (2016-\$850.00).
- Install Maytag washer and electric dryer (2017-\$1,400.00)
- Remove old countertops and install new granite countertops in kitchen and bathrooms. (2013-\$4,920.00)
- Remove tubs and tear out bathroom tile, install new tub and new master bath shower enclosure, re-tile tub and shower area. (2013-\$4,571.42)
- Install new tub, faucets, kitchen sink, disposal, Whirlpool dishwasher, hook up ice maker, miscellaneous plumbing services. (2013-\$4,588.80)
- Install glass doors for tub enclosure and shower enclosure. (2013-\$1,764.00)
- Remove carpet and flooring and installed tile throughout entire home. (2013-\$14,965.00)
- Install custom fireplace door/screen. (2013-\$1,212.00)
- Wash house and garage with bleach, replace damaged Hardie trim boards, repair front porch column, caulk all siding and trim, sand soffit and fascia where peeling, apply two coats Benjamin Moore latex to all of house and garage (2019-\$6,165.00)
- Install bird guard on gable breezeways. (2013-\$200.00)
- Resurface back patio and refinished with epoxy full broadcast flake coating (2021-\$2,300.00)
- Remove all plants in front yard, landscape front yard with steel planters, pea gravel, moss bounders, bull rock and new plants (2020-\$13,623.00)
- Install landscape lighting (2017) and upgraded lighting (2020). (\$3,275.00)
- Upgrade Rain Bird irrigation system (2020- \$1,100.00)
- Replace garage door coil, 10 rollers and center bearing (2019-\$668.00)

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