

2602 Moss Hill Drive Home Improvements PER PREVIOUS SELLER:

- PEX Piping Installed (Washer Drain Line, Hot & Cold-Water Lines Re-Piped, Fall 2017)
- New insulation in Attic (Fall 2012)
- Sprinkler System Installed (Spring 2013)
- Master Bedroom / Bathroom painted (Winter 2014)
- Upgraded Electrical Panel (Spring 2014)
- New Windows Installed except Family room (Spring 2014, Window World)
- Painted Home Exterior (Summer 2014)
- French Drain Installed in Backyard (Summer 2014)
- New Fence Installed (Fall 2014)
- Master Bath Remodeled (Winter 2016) ○ New: Sink, Tub, Faucets, Shower Head, Tile, Self-Closing Cabinets
- Kitchen Remodeled (Spring 2016) ○ New Dishwasher, Stove/Oven, Microwave, Sink
○ Quartz countertops
○ New Self-Closing Cabinets
- New Water Heater Installed (Spring 2016)
- New Garage Door Opener Installed (Summer 2016)
- Ornate Wrought Iron Patio Fence Enclosure (Winter 2017)
- Large dying tree removed from yard along Westray, directly south of formal dining room; other general landscaping adjustments made to improve drainage around foundation (Summer 2018)
- Electrical repairs and upgraded completed (Summer 2018)
- General handyman repairs made: chimney cap replaced, all vent stacks repaired or replaced, readjusted attic stairs, replaced dryer vent, etc. (Summer 2018)
- Fiberglass Above-Ground Pool Removed; dilapidated condition (Fall 2012)

NOTES OF DISTINCTION

- DID NOT FLOOD IN HARVEY
- Homes on Westray did not flood in Tax Day Floods 2016, Memorial Day Floods 2015
- Large Corner Lot
- House is Brick Exterior on **All 4 Sides**
- Enormous outdoor living area with covered patio and ceiling fan

2602 Moss Hill Drive Home Improvements PER CURRENT SELLER:

Although the home was remodeled when I purchased it in 2018, it was not to my liking nor particularly current, so I did the following:

- The attic insulation referred to above was simply a new layer put on top of old, dirty layer. I had attic vacuumed and all new insulation installed.
- remodeled master bath to make much better use of space. Replaced poorly installed tile with all new tile, installed new vanities, countertops, sinks, toilet, tub, shower, fixtures.
- Remodeled 2nd bath to more current standards, installing new tub, toilet, vanity, quartz and fixtures.
- in the kitchen, I upgraded the quartz countertop, upgraded the appliances to include a double oven gas range/cooktop combo, new backsplash, new faucet, new large single bowl sink. Added exhaust above range that vents to outside.

- removed old carpet from the entire house, installed new carpet in bedroom and installed Luxury Vinyl Plank waterproof flooring in all the living spaces.
- updated paint, light fixtures
- painted wood portions of home exterior
- added landscape to back yard, updated landscaping in front yard.
- all new exterior doors, including front door.
- added drains and gutters to help direct rainwater away from house