

Upgrades and Updates	Amount	Year
Whole house water softener	2,000	
Gutters all around the house with Leaf Filter	3,200	
French drains in the yard	1,695	
Privacy roller shade in the patio near the outdoor kitchen	1,236	2016
Patio structure	15,171	2010
Outdoor kitchen with premium Fire Magic equipment	24,848	2016
Walk-in attic (Texas Basement) Decking / Flooring - access from game room	1,850	
Master built out custom closet - lifetime warranty	8,907	2014
Carpet upgraded to laminate - second floor	4,500	
Tile in secondary baths	750	
Granite countertops	3,500	
Granite fireplace surround	725	
Undercabinet lighting in kitchen	550	
First floor tile (flooring and kitchen backsplash)	7,350	
Master bath and shower door with showerguard - lifetime warranty	2,750	
Plantation shutters throughout the home	9,773	
Safe in master closet	1,200	
ADT - owned system - sensors on all windows in the home	4,500	2013
MY Q - Smart garage opener in insulated garage		2019
Total	94,505	
Recent replacements		
Water heater	1,495	2016
Roof (Replaced whole roof after hail storm)	6,000	2019
Attic Stairs	600	2020
Carrier ACs - extended warranty	13,159	2020
Dishwasher	715	2021