



LAURA BONCK
— H O M E S —

Upgrades

2303 Briarpark Dr.

2017

- New water heater (per prior owner)

2018

- New driveway poured (per prior owner)

April 2019

- All new breaker panel with surge protector
- New lighting in garage
- Can lights in kitchen
- Can lights along exterior back wall
- Can lights in living room

May 2019

- Installed new gate opener and buried the power source to ensure continuous power

April 2020

- Smear on exterior brick
- Installation of brick retaining wall around tree in backyard to prevent runoff
- Removed dying tree in front yard
- Trimmed 3 trees in backyard
- Replaced 2 panes of glass on gas lamp
- Replaced bulbs in lantern
- Can lights in dining room
- Can light along front exterior wall
- Auto switch for front lights
- Replaced broken heads and rerouted heads for better efficiency on sprinkler system
- Complete resod of front yard with emerald zoysia

August 2020

- Replaced the motor in the exterior air conditioning unit

October 2020

- Replaced all fascia boards along front and back of dwelling
- Replaced 3 rows of shingles and decking along front and back of dwelling
- Roof inspection and tune up of entire roof
- Installed 6-inch gutters around full perimeter of house
- Installed a leaf guard

January 2021

- Installed all new flower beds in front yard
- Installed bull rock along front of house and side of driveway for drainage purposes
- New back fence, side fence on south side of house, and short fence behind gate
- Repainted all iron gates and fencing

March 2021

- Completely repiped the home in PEX piping
- Replaced the washing machine drainage pipe
- Took master bathroom shower room down to the studs, replaced all tile, drain pan, and flooring in the shower room
- Replaced flooring in master bathroom and closet

April 2021

- White plantation shutters installed on all front windows
- Shutters for 3rd bedroom is on order and to be delivered August 2021

June 2021

- Installed mosquito spraying system around backyard and house. System auto-sprays 3 times daily and needs refilling once per quarter.

Exclusions

- Washer & dryer
- All TV's and master bedroom TV wall mount
- Indoor and outdoor refrigerator
- Alarm system, all cameras, sensors, automatic door locks, doorbell, and smart thermostat
- All original door locks, thermostats, etc. will be re-installed prior to closing.

FEMA Flood Insurance

- 2 flood claims filed with FEMA (prior to the seller owning the home)
- French drains installed
- Sump pump installed that pumps water from backyard out to the street to avoid water entering the home ***DID NOT FLOOD DURING HARVEY**