

List of Improvements
4634 Lubojacky Rd Rosenberg, TX 77469

EXTERIOR

➤	Installed new roof and replaced soffit screens
➤	Landscaping: added \$1200 of new sod, trimmed trees, added flower bed in front, added sidewalk in front of house.
➤	Repaired wood rot and damaged brick, power washed entire home and painted the entire exterior.
➤	Windows: replaced glass in broken windowpanes, replaced cracked weather stripping around some windows, cleaned and polished. Screens will be provided.
➤	Exterior doors: replaced front door with Craftsman-style divided light door, replaced garage doors and added decorative accents (the accents are not usable and are for decorative purposes), replaced garage entry door and painted with chalkboard paint, replaced sliding glass door with French doors, replaced back door with full lite glass door. All doors except for the garage doors have new satin nickel hardware.
➤	New cedar fencing around propane tank and water well.
➤	Lighting : Added new fixture over front door, new flood lights in garage area and backdoor area.
➤	4 car driveway 4 car covered carport
➤	New driveway to front door sidewalk
➤	Patio Pergola
➤	10' x 20' double door outdoor workshop

INTERIOR

➤	Interior Doors: replaced all interior doors with 2- panel square hollow core doors, replaced Bedroom 2 & 3 closet doors with 2- panel bi- fold doors. All doors have stain nickel hardware
➤	Replaced all interior trim and baseboards.
➤	Rapaired sheetrock, retextured, and painted entire home.
➤	Lighting: Added recessed lighting in kitchen, over peninsula, and in pantry area. Added ceiling fans in family room and bedrooms.
➤	Opened up the walls for the formal living area off od entry and turned it into a dining room and added nickel chandelier. Relocated and replaced light fixture, with a nickel fixture, in main living area to make a breakfast eating area.
➤	Flooring: Installed new luxury waterproof vinyl click flooring in the color of Tintaged in main living area, kitchen, hallways, and bathrooms. Added stained quarter-round on baseboards. Dreamweaver carpet instaled in the bedrooms in the color of Cinder.
➤	White Faux wood blinds whole house
➤	Window screens
➤	Seamless gutters & Downspouts

Kitchen /Laundry

➤	New white shaker cabinets with soft close drawers and doors and satin nickel pulls. Also included is 1 lazy susan and a trash pull out with recycle and trash bins.
➤	New Iced Quartz countertops and windowsill.
➤	Installed polished marle mosaic subway style backsplash.
➤	New stainless steel sink with pull out faucet.
➤	New stainless steel electric range, dishwasher, and microwave. New stainless steel refrigerator will stay dependent on offer.
➤	New wine/beverage refrigerator
➤	Laundry room was reconfigured to add a pantry. Installed cabinet for storage in laundry. New stackable washer & dryer will stay dependent on offer.

BATHROOMS

➤	Added secondary/guest bathroom with new tub and tile surround with hexagon marble mosaic shampoo soap inset. Added new vanity cabinet, mirrorm sink, toilet, chrome fixtures, and satin nickel lighting. Also added floating shelves over toilet.
➤	Master bathroom was reconfigured and new tile surround added with hexagon marble mosaic floorand shampoo/soap inset. Added new vanity cabinets, oval beveled mirrors, sinks, toilet, chrome fixtures, and satin nickel lighting. Also added floating shelves over toilet. Shower glass to be installed.

PLUMBING

➤	New uderground drains for master shower and guest bathroom tub
➤	New pex supply lines throughout home.
➤	Water Softener whole house/ Kitchen under sink water softener

ELECTRICAL

➤	New electrical service panel with GFCI and Arc Fault breakers.
➤	New rocker light switches throughout.
➤	New Plugs installed throughout.
➤	Recessed LED lighting kitchen and Living room
➤	All appliances stay with house : Refrigerator, Dishwasher, Washer & dryer, Stove & Microwave Soffit screens Soffit LED Outdoor lights Dimmers, timers & Smart house Garage slat wall organization

HVAC

➤	HVAC checked and serviced in March 2021
➤	New Trane Central AC and Heat
➤	All new duct work upstairs
➤	Extra 16" of insulation upstairs
➤	Added insulation above garage

WELL & SEPTIC

➤	Septic checked, serviced and pumped 7-26-2019
➤	Well motor checked by original installer in June 2019

MISCELLANEOUS

➤	Installed Vivint alarm with sky panel, doorbell camera, glass breaker sendors, door sensors and 1 keyfob remote
➤	Installed smart thrermostat with separte room sensor.