

House was totally redone in 2016 (reflect in HCAD – some insurance carriers use that as build date! Our last policy was \$800!) Upgrades since:

Blown in insulation - 2021  
Solar attic fan (wired back up) - 2021  
Fresh air intake on HVAC - 2021  
Concrete oversized driveway - 2020  
Statement landscaping in front (boulders, cacti) - 2020  
Water supply line to house (pex) - 2020  
Back patio slab - 2021  
Back patio cover - 2021  
12x16 separate finished office - 2020  
Variable speed pool pump - 2021  
WiFi pool timer - 2020  
Buried drainage, gutter connections (north and east side of house) - 2021  
French drains to street (east, north side of house) - 2021  
Solar screens on windows - 2021  
Pergola over pool sun shelf - 2021  
Aluminum safety fencing around patio - 2021  
Aluminum safety fencing, west side of house - 2021  
Rear fence, side fence, front east fence and extra wide steel frame gate in cedar – 2020, 2021  
Nest thermostat - 2016  
Point of use Reverse Osmosis system in kitchen - 2020  
Vanity in guest bath - 2020  
New cast iron tub and tile surround in guest bath - 2020  
Closet system in master - 2021  
French door refrigerator - 2016  
Hot water heater - 2021  
August SmartLock ecosystem (rear doors, shed door) - 2020  
Patio speakers w/Echo Dot control 2021  
Horizontal storage sheds on limestone beds (2x, east side of house) - 2020

**Plant list**

Fantasic avocado tree  
Lisbon lemon tree  
Clementine tree  
Tangelo tree  
Arapaho blackberry vine  
Tomato  
Piquin peppers  
Lacinato kale  
Collard greens  
Beets  
Bed in front of office is Texas wildflowers (spring/summer bloom)