

2109 RIVERSIDE DR.

2006

- New roof installed just prior to our move-in Nov 2006

2007

- 20 x 20 workshop with AC added to rear wall of garage- \$30,000

2008

- Complete kitchen renovation. Included new stainless appliances, granite counter tops, new hurricane window, custom built cabinets, wet bar with instant hot faucet (in line water heater) plus an extra pair of regular faucets (in line water heater), and extended island. \$58,000
- Removed a wall to open the kitchen and living area. Installed an 18” Anthony power beam.

2014-2020

- Both AC/Furnace systems replaced in the last few years
 - Weeks – 2014 system for lower house replaced coil, condenser, furnace inspected and still good - \$18,000
 - Weeks – 2016 system for upper house replaced coil, condenser and furnace (all brand new) - \$21,000
 - Weeks – 2020 during COVID - added halo lights to help purify the air (used in hospitals)

2015

- New circuit breaker system – all new breakers and electrical trunk line inspected -\$2,000

2018 ish

- Replaced 2 water heaters in the last 3-5 years-\$1,500

- New front and back door in last 3 years- \$2,000
 - Pool resurfaced - \$5,000

2021

- New double pane single hung windows throughout the house - \$17,000
 - 90% of the flooring and interior stairs replaced - \$10,000
 - 90% of interior house freshly painted - \$5,000
 - New landscaping in the front after the Texas Freeze - \$4,000
- New wood fencing around parameter and new gates in corners - \$3,000
- New shower enclosure installed in the master bedroom - \$2,000
 - Renovated duct work in attic - \$2,000
 - Garage and workshop floors and walls painted - \$1,500
 - Exterior of workshop painted - \$1,000
- New bathroom fixtures/trim kits throughout all house bathrooms \$1000
 - New U drains under MBR sinks
 - Pool vacuum replaced in (Polaris) - \$600
 - 5 newly replaced ceiling fans upstairs

2022

- New insulation blown in attic - \$500

Other information about the house

- Jet tub in master bath is regularly sterilized
- Wet bar faucet has Instant Hot near boiling water (w in-line heater below sink) and another pair of faucets (hot side has normal hot with in-line water heater).
- Kitchen: convective cooktop and convective/conventional oven
 - Heavy duty pull-down ladders in garage and attic.

- Attic ladder opening has a thermal tent around the opening for added installation.
- Side outdoor water faucet has two branches: lever goes to the back area and is a separate cut off
 - In-ground pool - filtered with diatomaceous earth
- House is wired for security cameras (white backyard camera stays with house)
- New outdoor outlet on fence in corner - runs the lights or whatever is plugged in over there
- The water fountain can stay if wanted, but if not, we will move it.
 - Both power outlet and water fountain are controlled by switch outside MBR window