

2104 Noblewood Court

2011

10x20 storage building professionally installed in backyard behind 3rd car garage

2017

4' Root barriers added in front of flowerbeds across front of house to protect slab from tree roots

All sprinklers in this area were re-routed.

Added framed oil rubbed bronze shower door in master shower.

2017

Due to Harvey: new chimney chase wrap & siding

Replaced shingles surrounding chase properly

Framed and added French doors in study

Re-frame around fireplace to square up and installed all new Sheetrock and trim; lowered mantle, added bracing in wall to hold big screen tv, added tubing for hidden wires, added electrical outlets, removed brick hearth

all walls painted with SWP Satin paint

2018

replaced fence facing street and swapped gate side to the left of house.

New toilets in all bath except top left. New wood look porcelain tile added in 2nd story baths - Hardi was added before installation.

New \$1200 tree brought in backyard (has since died, but new growth is coming up!), plus 3 fruit trees and all new front landscaping and rock sidewalk installed.

2019

All bulbs in house replaced with LED bulbs; including candlebra style warm light with standard base in chandeliers (breakfast, entry, 1/2 bath, and all exterior front fixtures)

Warm light recessed can LED lighting added in kitchen, catwalk, hall near 1/2 bath, and 3 Porte corches.

Warm light LED bulbs replaced in all bedroom fan fixtures, gameroom and office.

Daylight LED bulbs in all baths, master bath, including over shower, over tub and over toilet

LED daylight fluorescent tubes added in master closet, utility, and garage

All downstairs flooring replaced 3/2019 with 6x24 ceramic wood look tile and new shoe mold was added; all baseboards were repainted

3/2019 carpet replaced on stairs and upstairs with 1/2" padding and level 2 polyester Frazier carpet (except gameroom and 5th bedroom).

3/2019 Fireplace surround was replaced with a stack stone and enhancer/sealer was used

4/2019 All walls and trimmed touched up and new paint added to utility, both upstairs bathrooms, large bedroom/gameroom upstairs. All SWP - latex satin interior paint.

3/2020 Changed all smoke detector 9V batteries

4/2020 new bowls added to breakfast light fixture

5/2020 Exterior painted with Sherwin Williams Paint, including shutters

5/2020 AC Serviced and some ducts were replaced

6/2020 Driveway & sidewalks power washed

9/2020 New trees and landscaping added to back yard (several purple trees, several bouganvillas along fence with lattice, several more that were lost in freeze, including tree that now has new growth)

12/2020 New HVAC System installed by Vanderford Air – split system with one large outside unit, digital wifi/Bluetooth thermostat that can be accessed by smart phone. All vents were replaced, some duct work was replaced, vent added to upstairs walk-in bedroom closets.

12/2020 New P-2 30 yr architectural shingle roof installed By Mitch with Above Code Roofing. Old roof was removed and some decking was replaced. All top of the line vents were used as well as Ice and Water Shield. Roof on shed was also replaced.

Engineered and WPI-8 was filed with TDI (on website)

Entire exterior painted with SWP

12/2020 Gutter downspouts changed to 6" to allow water from roof to move faster and not penetrate at fascia.

12/2020 Handheld sprayers installed in all baths – master shower handheld does not stay

7/2021 Front trees trimmed, beds got new mulch

7/2021 All blinds in living room and breakfast were removed and replaced with grey blackout curtains

8/2021 All CAT 5 lines connectors were switched to accommodate ethernet plug use in bedrooms and office; main hub for the modem was changed to kitchen counter for better wi-fi coverage

8/2021 New GE Wall Microwave Installed

9/2021 Fan with light kit installed in Dining room

9/2021 New (chrome) Roman Tub Faucet Installed in master bath jacuzzi tub

9/2021 New (brushed nickel) Pull out Sprayer Faucet installed at kitchen sink

9/2021 New 1 HP Badger Disposal installed at kitchen sink

9/2021 New GE Dishwasher Installed

9/2021 Garage clean out – painted walls, ceilings, stained floors

12/2021 Finished carpet in gameroom, 5th bedroom and master bedroom closet

12/2021 Powerwashed front and back patios

12/2021 Sod added to backyard near patio

12/2021 Showers and baths had some old caulking removed and replaced

ITEMS WE WILL LEAVE

TV mounts (back only)

Ring doorbell, wired.

Red MUD shelf in utility room

Current shelving in storage building

EXCLUSIONS

Long framed mirrors (master bedroom, master bath)

inside and outside refrigerator

washer/dryer

string lights on back patio

small shelf with hooks in master closet

hat hangers – master closet and utility

door hanger shelf in pantry

bidets for toilets

Flagpole

Punching bag frame in garage

Ring Camera over garage & at back patio

Big planters at front

