

UPGRADE LIST-15418 CUMBERLAND OAK WY, CYPRESS, TX 77433

Major Items:

1. Downstairs HVAC replaced October, 2021
2. Upstairs HVAC serviced October, 2021
3. Heater serviced
4. Major roof repairs done and roof water tight
5. Electrical work: all broken fixtures repaired and replaced. Added GFCI to laundry, master, and kitchen. Loose wires secured and grounded. Breaker box labeled.
6. Plumbing: all faucets, trim, and drains in sinks/bathtubs/showers replaced. All emergency shut off valves for sinks and toilets replaced. All toilets new. New garbage disposal. Drain clogs and other pipe repairs done as needed. All exposed pipes replaced under the kitchen and bathroom vanities (hall bath and primary bath)
7. All new stainless steel appliances in the kitchen (microwave, dishwasher, gas range)
8. Dryer vent cleaned
9. Chimney repairs done, including adding damper clip
10. Windows- weights were replaced in almost all windows, screens and locks repaired/replaced as needed, broken glass replaced in applicable windows, and interior/exterior windows deep cleaned

Cosmetics- Exterior:

1. All new exterior paint
2. New exterior ceiling fan on patio
3. Uprooted bush too close to foundation
4. Uprooted dead orange tree back yard
5. Trimmed all trees
6. Siding and trim repairs done as needed
7. Front door repaired and re-stained
8. Concrete patio washed and stained (backyard)
9. New sod and mulch front yard

Cosmetics- Interior:

1. All new paint (walls, trim, doors, ceilings) throughout home
2. Trim/Sheetrock damage repaired
3. All new flooring (LVP throughout downstairs and in upstairs bathrooms), carpet in upstairs living area and bedrooms
4. Most light fixtures are new (including ceiling fans/chandeliers/bathroom lighting)
5. New bathroom vanities
6. All new kitchen cabinets and custom open shelving
7. New quartz countertops in kitchen
8. Shiplap in kitchen and above fireplace
9. New glass shower/frame in master shower
10. Resurfaced all showers/tubs
11. All new matte black hardware throughout
12. All new light switches (updated to new style and to be cohesive)
13. All new LED lightbulbs