

LIST OF IMPROVEMENTS BY PREVIOUS OWNER 2017-2019

9326 SANFORD RD

- Foundation leveled by Allied Foundation 2017.
- Hydro-static test passed on drainage system after the foundation was leveled.
- Lexem Electrical replaced all wiring, bringing the electrical up to current code.
- Added 9 new beams in the attic for the living room and garage, added 2 dormers, removed 4 load bearing walls to open up the kitchen/living room, and relocated the front door 5' toward the front of the house.
- Rose Roofing replaced the roof.
- Texas Premier Plumbing replaced the original galvanized plumbing with Pex, and installed all plumbing drains.
- Aircon Services relocated air conditioning ductwork.
- Installed wood-look floor tile in living areas and master bedroom and installed carpet in secondary bedrooms.
- Repaired fences, built the back deck and front deck.
- Replaced windows in the living room.
- Installed new wall insulation and sheetrock in throughout the house.
- Removed the ceiling texture, then refloated and textured the ceilings throughout house.
- Remodeled the kitchen with new Dekton counter tops, the Quartz countertop on the island, new cabinets, all new fixtures and appliances.
- Remodeled both bathrooms with all new fixtures, cabinets, and Carrera Marble countertops.
- Installed all new interior and exterior doors.
- Installed all new interior base trim.
- Installed new garage door and door opener.

IMPROVEMENTS BY CURRENT OWNER 2019-2022

- Installed water softening system.
- Installed barrels for rain water collection.
- Installed flagstone walking paths and chipped limestone in back of house.
- Trimmed all the trees back from the house.