

## **House Upgrades since 9/2017 – 4917 Mayfair St, Bellaire, TX. 77401**

### **Major expenses for house:**

- Painted the entire interior (walls and woodwork) of the house on 2/2022.
- Replaced all carpet on stairs and entire upstairs on 2/2022.
- Installed a new high-quality furnace for downstairs in early 2018 (more details when I find paperwork).
- Installed new Trane HVAC and some ductwork in 2021 (more details when I find paperwork).
- Installed new hardwood flooring in the dining room, living room, downstairs primary bedroom, and walk-in closets on 7/2019.
- Installed water softener system in 2017; replaced in 2021.

### **Outside:**

- Installed new exterior lights in front and back yards.
  - Replaced wood in screened porch skylights.
  - Replaced a large section of fence on the west side of the house.
  - Upgraded sprinkler system.
- (NOTE: City of Bellaire widened streets and added sidewalks in 2019.)

### **Garage:**

- Painted garage on 2/2022.
- Installed a new overhead light.
- Painted floor with epoxy.
- Installed a new rocker light switch.
- Installed keyless lock and new lever door handles.

### **Kitchen:**

- Installed new stainless steel gas double-oven\* (1 w/ convection) on 2/2020.
  - Installed new large built-in stainless steel microwave\* on 2/2020.
  - Installed new stainless steel dishwasher\* on 2/2020.
  - Installed a new chandelier in the breakfast room.
  - Installed reverse osmosis system.
  - Installed new faucet and hoses.
  - Installed new rocker light switches with dimmers.
  - Installed new hardware on drawers/cupboards.
  - Installed new lever door handles.
  - Painted walls and woodwork in 2/2022 (as previously noted).
- \*high quality models

### **Utility room:**

- Installed a new overhead light.
- Installed new hardware on cupboards.
- Installed a new rocker light switch.
- Painted walls and woodwork in 2/2022 (as previously noted).
- Installed new lever door handles.

### Guest restroom (downstairs half bath):

- Installed a new light above the sink.
- Replaced pedestal sink with vanity with granite counters.
  - Installed a new toilet.
  - Installed new faucet and hoses.
  - Installed new lever door handles.
  - Installed a new rocker light switch.
  - Installed new floorboards and door.
- Painted walls and woodwork in 2/2022 (as previously noted).

### Dining room:

- Installed a new chandelier.
- Installed new floorboards.
- Installed new French doors.
- Installed new lever door handles.
- Installed a new rocker light switch with a dimmer.
- Installed new wood flooring on 7/2019 (as noted previously).
- Painted walls and woodwork in 2/2022 (as previously noted).

### Entryway:

- Installed a new chandelier.
- Installed new floorboards.
- Installed a new rocker light switch.
- Installed a new keyless lock and lever handle on the front door.
- Painted walls and woodwork in 2/2022 (as previously noted).

### Stairway:

- Installed new wall lighting.
- Installed new rocker light switches.
- Installed new carpet in 2/2022 (as noted previously).
- Painted walls and woodwork in 2/2022 (as previously noted).

### Living room and coat/stairway closet:

- Installed a new overhead light and ceiling fan in the living room.
  - Installed new floorboards in the living room.
  - Installed new marble flooring on the fireplace hearth.
    - Installed new hardware on doors.
    - Installed new lever door handles.
  - Installed new rocker light switches with dimmer.
- Installed new wood flooring on 7/2019 (as noted previously).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Primary bedroom (downstairs):**

- Installed a new door.
- Installed new lever door handles with lock.
- Installed new floorboards.
- Installed a new rocker light switch with a dimmer.
- Installed new wood flooring on 7/2019 (as noted previously).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Primary bath (downstairs):**

- Installed new cabinets, vanity in 2019.
- Installed new porcelain countertops in 2019.
- Installed new sinks, faucets and hoses in 2019.
- Installed new hardware in whirlpool and shower in 2019.
- Installed a new seamless shower in 2019.
- Installed new floor tile in 2019.
- Installed a new door.
- Installed four new lights (2 overhead, 2 above sinks).
- Installed new lever door handles.
- Installed new floorboards.
- Installed new rocker light switches with dimmer.
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Primary walk-in closet:**

- Installed a new door.
- Installed a new overhead light.
- Installed new lever door handles.
- Installed a new floorboard.
- Installed a new rocker light switch.
- Installed new wood flooring on 7/2019 (as noted previously).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Game room:**

- Installed a new overhead light and ceiling fan.
- Installed new rocker light switches.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **2<sup>nd</sup> Primary bedroom and large walk-in closet (upstairs):**

- Installed new rocker light switches.
- Installed new lever door handles.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **2<sup>nd</sup> Primary bathroom (upstairs):**

- Installed a new toilet in 2017.
- Installed new rocker light switches.
  - Installed new lights.
- Installed new lever door handles.
- Installed new faucet and hoses.
- Installed a new shower faucet and other hardware
- Installed a new seamless shower door.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Bedroom #3 and closet:**

- Installed new overhead lights and ceiling fan with dimmer switch.
  - Installed new rocker light switches.
  - Installed new lever door handles.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Bedroom #4 and closet:**

- Installed new overhead lights and ceiling fan with dimmer switch.
  - Installed new rocker light switches.
  - Installed new lever door handles.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Bedroom #5 and closet:**

- Installed new overhead lights and ceiling fan with dimmer switch.
  - Installed new rocker light switches.
  - Installed new lever door handles.
- Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Media Room and closet:**

- Installed new overhead light and ceiling fan with dimmer switch.
  - Installed new carpet in 2/2022 (as previously noted).
- Painted walls and woodwork in 2/2022 (as previously noted).

### **Hollywood (Jack & Jill) bath upstairs:**

- Installed 3 new overhead lights.
- Installed new rocker light switches.
- Installed new lever door handles
- Installed new faucets and hoses.
- Painted walls and woodwork in 2/2022 (as previously noted).