

Aberton Improvements

2022 - Flooring (June) - Lindberg Flooring

*Replaced all flooring in family,dining,bedrooms,closets,hall with laminate wood flooring

2022 Electric (April/May) - Done by Canady Electric

*Changed double pole AC Breaker from 40 amp to 30 amp per specs

*Added electrical sleeve spark ring for microwave plug

*Changed out all beige plugs & switches to white ones

*Added new ceiling fan in Family Room

*Added new dining fixture in Family Room

*Added new light fixture above kitchen sink

*Added new light fixture in Secondary Bathroom above vanity & on Ceiling

*Added new light fixture in Primary Bathroom above vanity & light above shower and added vent fan

*Added new fan in Primary Bedroom

*Bonded gas pipes

*Added antioxidant paste and marked hot white wire black in breaker Box and made sure all breakers were labeled & no double lugging

*Changed dryer plug in garage from a 3 prong to updated 4 prong

*Added GFCI's in Garage for garage door opener, washer, garage, kitchen - 11 total GFCI's

*Added plug for sprinkler system in garage

*Added power receptacle in attic

*Switched out all smoke detectors to brand new ones including carbon Monoxide

*Previously added 4 canned lights to kitchen ceiling

2022 Plumbing (April/May) - Done by Sisk Plumbing

*Changed out T & P Valve on Water Heater

*Added sediment trap & adapters on Water Heater

*Primary bathroom - changed plumbing from a one sink to a double sink In wall

*Added 3 new faucets in bathrooms - 2 primary and 1 secondary bath

*Pulled toilet in master - added new stainless trap and wax ring and reset toilet

*Replaced leaking pipe in wall in secondary bathroom and replaced pipe in wall in garage

*Replaced tub spout and handle in primary bathtub

*Replaced tub spout in secondary bathroom

*Re-attached dishwasher after granite was installed

2022 Roof - Done by Balleza Roofing

*Removed and replaced damaged lead roof jacks (chewed by squirrels)

To new ones, caulked & painted jacks and covered in wire to prevent future damage

*Removed and replaced damaged shingles from tree rubbing at rear elevation

*Repositioned storm collar and caulked

2022 Outside - Jesus Serrano Painter

*Pressure washed outside of house, driveway, entry, sidewalk, patio

*Painted outside of house with Sherwin Williams paint - caulked where needed

2022 Tomball Granite & Marble

*Tore out and replaced countertops in kitchen with Santa Cecilia Granite and installed new stainless steel sink

2022 Guardian Fireplace (June)

*Had fireplace cleaned/sealed and painted inside - new rock, embers installed

2002 Painter - Carlos Mendoza

*Painted family room and entry walls and ceiling

2022 Leta Page LLC

*Added tile backsplash in kitchen

*Painted inside of house - walls, ceilings, garage

*Changed out all door knobs in house to silver

2022 Lopez Tree Service

*Trimmed the two live oaks in backyard

2022 Handyman Joe Botello (June)

- *Added damper stop to stove
- *Replaced rotted wood on one spot of eave by entry porch
- *Replaced rotted wood on back of house and around back door
- *Added weatherstripping on front and back door
- *Added weatherstripping to both attic stairwells
- *Added fireblock in two places in attic garage
- *Covered exposed post tension cables on foundation with concrete patch
- *Sealed corner of back gutter that was previously leaking

2022 Sellers of House

- *Changed out vanity top in Second Bathroom
- *Replaced bottom boards on back of fence
- *Cleaned gutters and will do again if needed
- *Added anti-siphon valves on outside faucets
- *Planted 4 Hibiscus, 2 shrubs and 10 bags of mulch
- *Added damper stop to fireplace
- *Adjusted sprinkler spray head at back of house so that it would not hit house

2021 Installed new garbage disposal

2020 Bolan Air - Mark Norcia

- *Replaced A/C with a 3.5 ton 14 Seer A/C, sealed all ducts, installed new Whip & disconnect, installed new R-6 Plenum, cleaned furnace & added Adjustable double 12" B-vent for heater

2020

- *Replaced garage door

2017 Precision Overhead Garage Door

- *Replaced garage door opener with a LiftMaster Opener which has a limited lifetime on motor and belt (\$1450.57)

2016 Noack Landscaping

*Installed french drains in backyard (95' of 4" drain pipe and 6ed gutters into the drain pipe, installed (6) 4" drains - AIS Irrigation

*Added cobblestone walkway in backyard

2014

Installed 8 pallets of St. Augustine grass - 290 Grass

Installed plug in garage for refrigerator - Canady Electric

Install plug and run line above fireplace for TV - Canady Electric

Installed Black GE Microwave - Canady Electric

Installed new Dishwasher

Installed sprinkler system front and backyard - AIS Irrigation

2013

Replaced Water Heater