

Home Improvements Per Previous Seller

Date of Purchase: 8-29-06 New Construction WaterMark Homes

Year 1:

Installed wireless alarm system (Gulf Coast Security \$1343.38)

Insulated garage door, added panels to cover (Stewart Door \$185.00)

Exterior Solar Screens on all windows (Solar Screens Plus \$2938.74)

Interior window coverings (Palmer Shutters \$2093.23)

Patio doors installed w/mini-blinds between glass panels (Merit Millwork, Inc. \$1967.79)

New electric stove/oven replacing new gas range/oven (Vincent Appliances \$2100.00)

Gas log for fireplace (Fireplace Man \$529.35)

Custom glass enclosure with draw screen for FP (Fireplace Man \$2975.00)

Ceiling fans throughout (Lowe's/Stan-Co \$500.00)

Custom tub enclosures (European style) (Lone Star Glass \$1972.00)

Reconfigure cabinets for computer area (Stan-Co \$4500.00)

Shelves in garage (Watermark Homes \$300)

Pet doors (Watermark Homes \$100)

Year 2:

Tiled 1st floor bedroom; converted to exercise room (Stan-Co \$4000.00)

Hardi-plank installed in ceiling of backyard patio (Stan-Co \$700.00)

Installed front wrought-iron gate door bell (Stan-Co \$300.00)

Year 3:

K-9 Grass installed in backyard (Publix Greens \$2300.00)

Replaced dish washer with Paykel-Fisher dish drawers (Vincent Appliances \$2200.00)

Installed custom mirror in master bedroom (Lone Star Glass \$1500.00)

Installed mirror in master closet to hide/disguise electric panel door (Lone Star Glass \$200.00)

Year 4:

Installed new, more secure door locks & deadbolts (MEDCO) (Houston Locksmith \$2314.00)

Installed Home Theater 2nd floor family room (added ceiling speakers) (Install Houston \$1993.50)

Installed Home Theater 1st floor exercise room:

a. Reconfigured storage closet to house wireless AV equipment (Stan-Co \$1602.00)

b. Installed wireless surround sound speaker system (Best Buy \$1788.00)

Year 5:

Laid flagstone in front courtyard, side alley; ADDED 2 drains (Stan-Co \$5600.52)

Installed new ten-year tank-less water heater (Stan-Co \$2868.04)

Installed new 5-year AC compressor (Indoor Air \$6692.18)

Installed new master shower light/exhaust fan combo (Stan-Co \$325.00)

Year 6:

Extended kitchen island, new sink, new faucet & disposal (Stan-Co \$9500.00)

Added lighting pendants (Lowe's \$600.00)

Added Frigidaire 2-drawer under-the-counter refrigerator (Vincent Appliances \$1148.00)

Upgraded dining room lighting fixture (Lighting Direct \$700.00)

Upgraded family room ceiling fan (Hunter) (Lowe's \$450.00)

Installed new hardwoods on third floor (Floors by Nelson \$12,500.00)

Installed new ceiling fan (Hunter) in master bedroom (Lowe's \$550.00)

Installed fireplace mantel in master bedroom (Pearl Mantels \$875.00)

Installed electric firebox in master bedroom (Fireplace Direct \$750.00)

Installed new garage door motor (\$685.00)

Annual Termite Treatment: Farmers Termite Management (transferrable to new owner) (initial cost \$1200.00 + 108.00 annual maintenance= \$1848.00 to date)

Quarterly Pest Control: Farmers Pest Control (quarterly treatment \$75.00= \$2250.00 to date)

Spring and Fall AC and Heater inspections: Indoor Air

Alarm Monitoring Company: Gulf Coast

2019:

Replaced all rubber pipe/vent casings on roof

New Trane AC Condensor Unit installed on June 4, 2019

New Blower motor replaced in Attic on October 7, 2019 with new evaporator coil.

Painted entire outside of house and repaired stucco

2022: Alarm maintained and serviced June 2022

Painted inside living area walls and trim