

11106 Olde Mint House Ln

<i>Major Improvements and Updates</i>		
Item/Job	Date	Description/Cost
Major Renovation	2016	New floors 1 st floor & 2 nd floor north Bedrooms. Remodeled Primary Bath (custom cabinets & vanity, granite counter tops with double sinks, large enclosed glass shower, freestanding tub with tiled feature wall, new lighting & linen closet, walk-in closets). Refaced all Kitchen cabinets, added soft-close drawers, upgraded appliances, updated pantry, built new hood over cook top. Granite counter tops in Laundry room & 3/4 Mud Bathroom. New faucets, cabinet hardware, can lights, LED lights, light fixtures and ceiling fans, and interior paint throughout. Remodeled fireplaces and added Texas Cedar plank mantles. Installed new Propane water heaters.
Repair Water Backup	2017	Added gutters & downspouts to rear of house, Pointed-up brick mortar joints. Dry wall repair/insulation/float/texture/paint in Living and Dining rooms. New porcelain tile in Living and Dining rooms. Applied water repellent to rear walls of house. Purchased Shed.
Renovation	2017	Replaced exterior siding of office/music room with Hardie plank. Primed/painted same. Replaced patio cover with rough cedar exposed rafters and supports with shingled roof and two skylights.
Replace A/C Ducts	2017	Replaced ducts throughout house.
Chimney Restoration	2018	Rebuilt front chimney crown, pointed-up mortar joints and applied water repellent.
Patio door & Ceiling Fan	2018	Replaced sliding glass door to patio, added wiring for ceiling fan to patio cover.
Replace A/C Unit	2018	Replaced 4 Ton unit for north half of house with 14 SEER American Std unit).
Propane to Natural Gas Conversion	2019	Ran Centerpoint line from northern corner of back yard to meter. Plumbed supply line to attic and replaced line to cooktop. Replaced Propane water heaters with new Natural Gas water heaters, replaced fireplace gas logs.
Replace Dishwasher	2020	Replaced dishwasher with quiet Bosch unit.
Replaced Sprinkler Backflow Preventer Valve	2022	Replaced siezed double-check valve with new double-check valve.