



LIST OF UPGRADES

Owner's Improvements	Year	Cost
Custom swimming pool with oversized gas-fired spa, full length bench seating, water features, PCC-2000 in-floor cleaning system and extended builder's warranties: 7 years remaining on PebbleTec interior with Lifetime coverage for PCC-2000 nozzles and pool structural shell (The Pool Man, Tomball, Texas)	2020	\$100,000
Privacy fences, stained inside and outside in accordance with HOA rules	2020	\$3,000
Rear landscaping including 16 Eagleston Holly trees, 18 Star Jasmine vines and Hydrangea flower beds	2022	\$6,000
Drainage system for pool area	2020	\$1,200
Gutter guards for entire second level of home	2022	\$1,500
Travertine tiled patio matching pool deck	2020	\$3,000
2x Ledge Lounger in-pool chairs with large Tropitone umbrella for sun shelf	2020	\$900
Outdoor speakers on patio (Klipsch - KIO-650 Indoor/Outdoor All-Weather Speakers)	2021	\$400
Klipsch 5.1.4 Surround Sound Hi-Fi System including 10" Subwoofer and Sony 7.2-Ch. with Dolby Atmos 4K Ultra HD A/V Home Theater Receiver for Family Room	2021	\$800
Samsung - 55" Class - LED - The Frame Series - 2160p - Smart - 4K UHD TV with HDR mounted above the fireplace in the family room	2019	\$2,000
Google Assistant compatible Smart Home features including 2 Nest Smart Thermostats, patio ceiling fan and dimmers and light switches throughout the home	2020	\$4,000
Vacu Maid Central Vacuum system including 3 x hide-a-hose ports to cover the entire home, and garage vac accessories	2020	\$5,000
Home Theater including: 135" projector screen, Epson 4K PRO Cinema 4050 projector, with Sony 7.2-Ch. Dolby Atmos 4K Ultra HD A/V Home Theater Receiver, 5.1 surround sound system Bowers & Wilkins M-1 Satellite Speakers and 10" JL Audio JL Audio d110-Ash Subwoofer	2020	\$12,000
Epoxy floor coating with non-slip clear coat for entire garage	2019	\$1,000
Weber 3-burner grill and griddle converted to natural gas supply line	2019	\$1,200
Generator interlock switch (enables plugging in an external generator to power the home's circuits directly in the event of an extended power outage)	2021	\$500
Garage pegboard and garden tool organization racks	2019	\$300
8ft Roller Shade for back patio	2020	\$500
Designer double coat rack and storage baskets in mud room	2020	\$600
Grand Total		\$143,900

Builder's Upgrades	Year	Cost
Rear yard fence with double gate	2019	\$20,000
Custom window blinds throughout the home		
White goods including double oven, fridge, dishwasher and washer & dryer units		
Tankless gas-fired water heater		
Double HVAC units, electric cooling and gas heating		
Standing bathtub in primary bathroom		
Gas fireplace with remote control		
Granite countertops (sealed) in kitchen, all bathrooms and laundry room		
LED lighting throughout the home		