

UPDATES AND IMPROVEMENTS

Address: **24703 Emerald Lane, Spring, 77389**

- August 2020, \$12,000 Installed Kohler Generator (coverage is for total home-less garage area – and so long as only one of the two AC units operates at a time). ARK Generator 936-441-4275
- March 2020, \$9,500
Added WIFI system with booster allowing for coverage over the entire home under the roof
And the entire backyard area added an entertainment system, added a nest thermostat system,
added ring cameras over five locations around the house. BG Technologies/Jason Buford 832-579-1515, 832-401-7725, bgtechnologi4s@hotmail.com
- March 2020, \$18,500 Install brick courtyard deck and drainage. Designs by Gringos, Nick Guillermet, 281-755-1452
- January 2021, 2,200 Painted all areas in the backyard courtyard, covered patio, and Kitchen area. Certapro Painters 281-255- 3697
- February 2021, \$2,600 Added extension to the base of backyard fencing to discourage digging/escape of pets and added trellis work to allow courtyard area vines to span archways. Blue ARC Fabrication and Design, 281-229-3115
- March 2021, \$6,000 Painted all interior walls of the home. The paint used is much easier to clean/maintain. Certapro Painters 281-255-3697
- March 2021, \$8,000 Replaced all curtains in the home with broad plantation shutters (main bedroom, all guest bedrooms, fine dining room, and office area).
- October 2021, \$700 The guest bath door to the backyard was replaced due to a faulty seal in double-paned glass (a condition existing when the home was purchased in March 2020). BFS-BMC, Craig Wernert/Victor Zertuche 281-569-2521
- October 2021, \$900 Refinished metal front door (outside facing area only). Iron Door Finishing – 2-year warranty. Iron Door Finishing 832-960-4994
- April 2022, \$1,500 Foam insulation installed over the entire Garage area attic covering all sizes, including rafters. Texas Insulation Matt O'Connor 832-210-3636/713-804-FOAM
- May 2022, \$4,650 Added outdoor landscape lighting in front and the street front side of the home. Perfect Light (Perfect Light also does the Christmas lighting for the home each year and has in storage the light and large wreath, which will remain with the home to be at the new owner's discretion to request be installed and removed before and after each Christmas season). Perfect Light 281-296-7753, 936-321-4433
- May 2022, \$400 Added hanging outdoor lighting to the courtyard area. Perfect Light 281-296-7753, 936-321-4433
- September 2022, \$4,300 The garage floor was sealed and painted. Garage Experts Ben Belk, M713-806-1541, W281-241-1320
- Over Three Years, \$30,000 Additions of landscape design, drainage, sprinkler system, and long-term planning upgrades (including backyard rock garden). Designs by Gringos, Nick Guillermet, 281-755-1452

- Rachio Sprinkler Controller \$200 Smart panel allows one to control all sprinkler zones at the panel or remotely through the Rachio Application on your phone. It also allows the homeowner to add their yard service provider to have access through their application and, in so doing, assist with the sprinkler system maintenance. Total Improvements during the three years of ownership \$91,450.

