

Home upgrades (\$109,000.+) 24415 Alexander Crossing Ln. Katy, Texas

2023	New flooring installed living, dining, office/den, includes <u>warranty</u>	\$5,000
2023	Water heater maintenance (flush) & complete repair from freeze	\$ 500
2023	Lawn irrigation system maintenance: repairs and upgrades to valves	\$1,800
2023	House exterior painted & calked; repainted living room	\$3,300
2023	Power wash home, back porch, front porch, side patio and driveway	\$ 500
2023	Kitchen cabinetry hardware installed	\$250.
2023	New faucets installed: whole home	\$275.
2021	(November) Full House Generax Generator <u>5-year warranty</u>	\$14,500
2022	Energy efficient Windows - Noise-Reducing Windows Non-breakable <u>lifetime warranty</u>	\$22,000
2022	Resurfaced and painted kitchen cabinets	\$800
2022	Updated pipes leading to Tankless water heater (see 2 nd item, above)	
2021	New premium quality carpet installation (all 4 bedrooms)	\$5,000
	<ul style="list-style-type: none"> • LifeProof w/PetProof technology <u>25-year warranty</u> • Tempurpetic under pad w/ SpillSafe Moisture Barrier <u>25-year warranty</u> 	
2021	Installed new bathroom vents (all bathrooms)	\$350.
2021	New toilet flush valves and seats (all bathrooms)	\$225.
2020	Outdoor ceiling fan installed (patio)	\$300
2020	Rain gutters installed	\$800
2019	Vivint security system purchased and installed	\$2400.
2019	Microwave ENERGY STAR	\$349.
2019	Dishwasher ENERGY STAR	\$425.
2019	Backyard landscaping	\$350.
2018	Mother-in-law quarters with patio and separate entrance	\$6,000
	<ul style="list-style-type: none"> • Side entry door & sidewalk access from front driveway installed • Includes wheelchair friendly ramp • Added small patio on side entryway 	
2018	New fence (replacement of original; entire yard)	\$2,000
2017	(December) New Roof installed w/ transferable warranty	\$21,000
2014	New A/C & Heating installed (Inside and outside components – 2 units)	\$18,000
2010	Gas cooktop installed	\$ 1,100
2010	Kitchen overhead hood ventilation installed	\$ 1,000
2010	Tankless water heater installed	

Additional: Whole home surge protector	Extended patio in back yard w/granite tile	
Home team pest control quarterly maintenance	Trees trimmed annually	Air conditioning system checked annually
Oversized 2 car garage with large storage area	Crown molding	Ceiling fans throughout
Several walk-in closets throughout the home	Natural light	Built in China cabinet
Nonsmoking	Pet free home	Added flooring in attic for storage

***** Manuals, warranties, proof of maintenance and receipts available.**