

**Home Improvements**  
**16122 Tahoe Dr**  
**Jersey Village TX 77040**

List of improvements		8/07/2023 Revision									Dates
1	Roof replaced	Rose Roofing replace entire roof over house and garage									July 2010
2	Water supply piping throughout house	Replaced all original steel water piping throughout the house with new steel and new copper pipe. Generally new steel pipe in kitchen, half bath and utility room and new copper through the rest of the house. PVC drain pipe remained original.									Upstairs bathroom in shower area 2010. Kitchen and laundry room area 2017. Upstairs bathroom sink area and master bathroom 2018.
3	Bathroom Upstairs	Renovated Upstairs bathroom shower area with new Moen temperature regulating fixtures and new tile. New tile also in sink area. New shower door. New quartz counter top 2023 and new Moen faucets									2010 and 2023
4	Bathroom Master Bath	Renovated downstairs master bathroom, Installed new Moen temperature regulating fixtures in the shower area. New tile throughout new shower door. In 2018 installed new quartz counter top and new Moen faucets									2015
5	Bathroom Downstairs half bath	Renovated half bath downstairs, installed granite counter top, custom glass sink bowl and new fixture. Custom mirror receptacle and switch plates.									2017
6	Bar area Custom artwork counter top	Commissioned artist to create a dragonfly mosaic on the bar counter top									2015
7	Ceiling and attic Insulation	Added additional fiberglass insulation various location in both attic spaces to improve thermal barrier									Varies 1996 to 2010
8	Piping insulation	Added water pipe insulation in various locations around house									About 2010
9	Kitchen renovated	Renovated kitchen. Installed new granite counter tops and subway tile backsplash, installed new appliances: KitchenAid stovetop, Kitchen aid oven, Ruvati stainless 16 gauge 33" double bowl sink, Kitchen aid garbage disposal, 30" island mount stainless range hood, Microwave GE (replaced in 2023), Moen faucets ( sink fixtures), new light fixture in breakfast room. New LED light fixtures in kitchen (2023). Under cabin LED lighting installed									Renovation 2017, Stovetop and oven replaced 2015
10	Elfa Custom Shelving	Installed Elfa custom shelving (from Container Store) in two of three upstairs bedroom closets, upstairs hall closet, master bath closets, laundry room (six locations)									Varies 1996 to 2023
11	Downstairs tile floor	New 20" tile floor in downstairs area. Laundry room 12" tile floor installed about 2005									About 2013
12	Upstairs laminate flooring	New Aqua Guard (12MM thick) laminate floor in the upstairs area									2018
13	Stair risers and steps	Installed new oak steps and repainted risers									2018
14	HVAC	Replaced the main plenum, 5 ton 13 SEER evaporator coil, transition duct, replace ductwork throughout the house R-8 ductwork (except in a few places we couldn't get to), In 2016 put in a 16 SEER condenser coil									2011 and 2016

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15	HVAC	Heater coil original, Inspected twice a year since 2017							Installed with house
16	HVAC	Condenser coil (outside unit) replaced							2016
17	HVAC	Nest Wi-Fi Controller installed							About 2021
18	HVAC	Service contract with Crossway air to take care of the HVAC system since 2017							Varies 1996 to 2023
19	Hot water heater	Installed new hot water heater 8-26-2018. Inspected and serviced by licensed plumber 7/30/2023							2018 and 2023
20	Sprinkler system back yard	Sprinkler System back yard							About 2013
21	Sprinkler system Front yard	Sprinkler System front yard							About 2010
22	Sprinkler System	New Rainbird ESP-ME3 Controller installed. Remote access through Wi-fi							June 2019
23	Rear garage door	Added garage door in the rear of the garage							about 2006
24	Electrical: Switches, outlets	Replaced many of the devices throughout the home as regular maintenance dictated.							Varies 1996 to 2023
25	Electrical : Ceiling fans	Installed ceiling fans in 4 bedrooms, breakfast room, and in dining room (6 ceiling fans)							Varies 1996 to 2015
26	Electrical: Lights	New LED in the kitchen and new LED in the living room. Changed out most lights and installed LED to save power and be more energy efficient							Varies
27	Paint Exterior	Repaired and replaced damaged wood. Power wash and painted entire exterior of the house, garage and shed ( Sherwin Williams Emerald Exterior Acrylic Latex)							2023
28	Replace exterior siding	Replaced exterior wall board with Hardiplank around entire garage and on the upper side of the back of the house. All other wall board original.							About 2014
29	Paint Interior	All interior paint Sherwin Williams paints. Walls painted with Sherwin Williams Duration paint.							Varies 1996 to 2023
30	Door Locks Exterior	New push button door locks installed at three exterior doors July 2023							2023
31	Backyard Shed	Built backyard shed for gardening tools and lawn equipment							About 2021
32	General pest control	Entire house termite treatment due to indications in garage							2010
33	Backyard Fence	Replaced east fence April 2023. Repaired fence in various places July 2023							April and July 2023
34	Swimming Pool	Filter grids (inside the filter tank) Replaced entire set							January 2023
35	Swimming Pool	Chlorinator replaced							January 2023
36	Swimming Pool	New Polaris 280 swimming pool cleaner (in pool swimming cleaner)							March 2023
37	Swimming Pool	Main circulation pump rebuilt with new housing and internal pump parts							March 2023
38	Swimming Pool	Polaris booster pump							January 2023
39	Swimming Pool	Pool pump piping and 5 way backwash valve assembly replaced 2021							2021