

**1829 August Drive #34**  
**Houston, TX 77057**

**Improvement List**

- Kitchen Remodel with quartz countertops/backsplash and undercabinet lighting (2021)
- New doors throughout & All baseboard/door trim replaced (2021)
- Interior walls and cabinets repainted (2021)
- Building Painted & fencing stained by HOA (2020)
- Roof replaced by HOA (2021)
- Water Heater replaced (2021)
- New Electrical Panel (2021)
- HVAC System Replaced (2019)
- Nest Thermostat (2016)
- Plantation Shutters (2014)
- Double-pane windows (2014)

**Improvements/Betterments 2021 – 2013**

Year	Replaced/Upgraded
2021	<ul style="list-style-type: none"> <li>○ Whole House               <ul style="list-style-type: none"> <li>○ Electrical panel (Eaton)</li> <li>○ Water Heater (Rheem)</li> <li>○ Doorbell System at front door (Ring) with camera in garage</li> <li>○ All light switches upgraded to “rocker” switches... many with dimmers.</li> <li>○ All Interior &amp; exterior doors replaced (including framing and trim... interior upgraded to 2-panel Monroe doors)</li> <li>○ Updated with fresh paint on walls, cabinets, trim throughout.</li> <li>○ Replaced Baseboards, shoe molding, door trim throughout.</li> <li>○ Replaced smoke detectors.</li> <li>○ Simplisafe Alarm System</li> </ul> </li> <li>○ Kitchen               <ul style="list-style-type: none"> <li>○ Quartz countertops and backsplash                   <ul style="list-style-type: none"> <li>▪ Breakfast bar is now counter height.</li> </ul> </li> <li>○ Countertop outlets moved up/out of sight</li> <li>○ Installed undercabinet lighting w/dimmer wall switch</li> <li>○ Installed recessed lighting</li> <li>○ Shaker cabinets &amp; deep drawers</li> <li>○ New Kraus single basin sink</li> </ul> </li> <li>○ Living Room               <ul style="list-style-type: none"> <li>○ Added recessed lighting</li> <li>○ Porcelain tile (1<sup>st</sup> floor - living room and kitchen)</li> <li>○ USB-A/C Outlets added</li> <li>○ Fireplace                   <ul style="list-style-type: none"> <li>▪ façade replaced with floor to ceiling stacked stone</li> <li>▪ new mantel</li> </ul> </li> </ul> </li> <li>○ Bathroom               <ul style="list-style-type: none"> <li>○ Updated Quartz countertops</li> <li>○ New Shaker vanity, higher with deeper drawers</li> <li>○ Medicine cabinet and Vanity mirror</li> <li>○ Recessed lighting</li> </ul> </li> <li>○ Upstairs Hallway/Stairwell – Recessed lighting with dimmer switch</li> </ul>

	<ul style="list-style-type: none"> <li>○ Primary Bedroom – Recessed lighting</li> <li>○ Loft Bedroom – new ceiling fan</li> <li>○ Stairs <ul style="list-style-type: none"> <li>○ New carpet</li> <li>○ Stained handrails</li> </ul> </li> <li>○ Garage <ul style="list-style-type: none"> <li>○ Door installed under stairs</li> <li>○ Water heater moved under stairs to allow for room in garage</li> <li>○ Valve installed for downstairs water</li> <li>○ Additional outlet installed</li> <li>○ Foam insulation added to garage door</li> </ul> </li> <li>○ Exterior front (not Commons) <ul style="list-style-type: none"> <li>○ Replaced garden hose bib/spigot</li> <li>○ Replaced exterior electrical outlet with covered outlet</li> <li>○ New porch lighting</li> </ul> </li> <li>○ Commons/HOA <ul style="list-style-type: none"> <li>○ New Roof on my building</li> <li>○ New mailboxes at front</li> <li>○ Updated landscaping</li> </ul> </li> </ul>
<b>2020</b>	<ul style="list-style-type: none"> <li>○ Commons/HOA <ul style="list-style-type: none"> <li>○ Painted complex</li> <li>○ Stained all fencing</li> </ul> </li> </ul>
<b>2019</b>	<ul style="list-style-type: none"> <li>○ HVAC system replaced</li> </ul>
<b>2017</b>	<ul style="list-style-type: none"> <li>○ Quiet/Smart Chamberlain garage door opener</li> </ul>
<b>2016</b>	<ul style="list-style-type: none"> <li>○ Nest Thermostat</li> <li>○ Kitchen <ul style="list-style-type: none"> <li>○ Reverse osmosis water filtration at kitchen sink (APEX)</li> <li>○ Low decibel garbage disposal</li> <li>○ New stainless Whirlpool refrigerator</li> </ul> </li> <li>○ Upgraded Vanity light fixture in bathroom</li> </ul>
<b>2014</b>	<ul style="list-style-type: none"> <li>○ Installed double pane windows throughout</li> <li>○ Installed Plantation shutters throughout</li> <li>○ Schlage locks and doorknobs/levers throughout</li> <li>○ New Kohler toilet</li> <li>○ Exterior (not Commons) – Upgraded wrought iron gate</li> <li>○ Commons/HOA <ul style="list-style-type: none"> <li>○ New/updated sign at front of property</li> <li>○ New exterior light fixtures throughout</li> <li>○ Installed street-front sidewalks</li> </ul> </li> </ul>
<b>2013</b>	<ul style="list-style-type: none"> <li>○ Installed laminate flooring upstairs</li> <li>○ New ceiling fan in primary bedroom</li> </ul>