

2 Crag Court, Conroe, TX
Original Owners, Purchased 12/30/2015

Exterior Improvements

2016

- Back patio addition with flagstone edging.
- Back rain gutters (3) all drain into 4" black corrugated underground to drain clean outs. 2 merge together in the backyard and continue underground to beyond the fence. One is located under the seventh (7th) patio flagstone & the other is located under the eleventh (11th).
- Natural gas quick connect for grill.
- Additional 120V GFCI protected duplex outdoor outlet on patio west wall.

2017

- Front patio light fixture removed and ceiling fan rated electrical box and ceiling fan installed with 24" downrod. New Hunter Lantern Bay 54" fan with remote control installed: 6/23
- Additional fence gate installed on west side of house.
- Added roof rain diverters. 2 front & 2 back.
- Flagstone walkways installed at both fence gates. Prevents dog from digging under gates.
- Treated 2x10's/2x8's installed on both back beds to preserve the community fence.
- Treated 2x4's installed along the ground on the common fence line to preserve the lower portion of the fence boards.
- All three multi-turn hose bibs replaced with 90 degree turn on-off hose bibs.
- Addition of a front yard clean-out for the 4" corrugated rain drain by the sassafras tree.

2018

- Flagstone placed for garbage & recycle containers on west side of home.

2019

- Back patio fan replaced with Hunter Lantern Bay 54" ceiling fan with remote.

2020

- Signature Spa, Model NSS-5

2021

- New roof installed September
- New gutter stainless steel gutter guards professionally installed on tallest gutters September. Basically, all front and around the back patio.

2022

- All irrigation heads: risers added/nozzles replaced/or heads replaced and all adjusted.

2023

- Flagstone walk off back patio improved with brown metal edging and rivers stone.

Interior Improvements

2015

- Installed Pure Water Solutions water softener. It is completely maintenance free.

2016

- Original kitchen smoke detector positioned too close to the gas cooktop. Remedied by builder. New detector placed in the small hallway near closet. New detector uses wiring from mal-positioned detector, but the old detector was not removed.
- Upgraded garage lighting. Only 2 bar bulbs. Installed 2 pairs of dual LED lighting fixtures
- Installed 3/8" plywood sheeting in some of the garage attic for box & other storage. Note: Caution should be used as heavy footfalls or heavy loads could break the plywood.
- 2 additional 20 amp outlets installed in front office.
- Installed Kimber Kable speaker wires for rear surround speakers.

2017

- Attic AC condensation line was moved to a closer drainage location. The old condensation line ran for roughly 50' into the master bathroom sink, closest to the shower. All the open ends were sealed.

2018

- Installed Ashland by Emerson, oil rubbed bronze ceiling fans in all 3 east bedrooms.
- Pendant lights installed over kitchen island.
- Multiple light switches replaced with dimmers: Dining Room, Fixture above kitchen table and Master Bathroom fixtures above sinks/mirrors.

2019

- myQ Smart garage door Hub installed.
- Larson full view storm door w/Dog door installed for back entrance.

2021

- New InSinkerator Evolution Plus 3/4 hp garbage disposal installed.

2022

- Original cooktop replaced with new KitchenAid cooktop.

2023

- Nest 2nd generation wired video doorbell, linen color installed.
- Rachio v3 Wi-Fi enabled irrigation controller. Programmable, manual, and controlled from any smart phone.