

**List of Improvement to 1738 Lake Charlotte Lane, Richmone, TX Since Home Purchase in February 2015**

Date	Description
Mar 2015	Removed carpet, installed 900 SF of wood floors upstairs including entertainment room, office, office nook, hallways, front stairs, & back stair landing
	Replaced carpet in 4 bedrooms (3 up + 1 down) + on back stair with hotel grade carpet + carpet runner on front steps
	Installed crown molding in upstairs entertainment room/office nook
	Removed 3 x 40 gallon gas hot water tanks and replaced with Navian on-demand gas hot water heater
Oct 2015	Replaced ceiling fan in living room, study, entertainment room, office, and back porch
Apr 2018	Landscaping - Plantings
Dec 2018	LG Washer & Dryer
Mar 2020	Landscaping Stones in Front
Jun 2020	New dishwasher (Bosch ultra quiet) & Gas Cooktop (Kitchen Aid downdraft)
	Refinished front doors and install new door handle sets
	Replaced back deck, cleaned, and repainted/sealed metal sheeting below the decking
Oct 2020	New refrigerator (Samsung)
Apr 2021	Landscaping Stones in back and on side
Nov 2021	New HVAC systems - A/C units (2x Carrier 4 Ton 16 SEER) & Gas Furnaces (2x Carrier variable speed 2-stage) under warranty to 2031 parts/2041 heat exch, & Honeywell T6 programmable thermostats
Mar 2022	New garage door openers - Lift Master MyQ Wifi Enabled
Mar 2023	New door handle sets with deadbolts for 3 manddoors to outside and garage mandoor
Oct 2023	Replaced flourescent lights in laundry, garage, and walk-out attic with new LED, new ouside 3-way dusk-to dawn light in back
	New kitchen sink faucet set