

3515 Cedar Locust, Sugar Land, Tx 77479

Owners' Record of Improvements

Date	System	Value	Improvement
2006	HVAC	\$4,000.00	Replaced 1 Gas Furnace, Payne
2009	Insulation	\$3,000.00	R-25 Attic Insulation, radiant barrier and attic door shroud
2011	Water Heater	\$1,500.00	Replace 50 Gallon water heater
2011	Water Service Line	\$3,500.00	Replaced main water service line from meter into house, sawcut driveway to create landscape bed between driveway and foundation
2015	Dishwasher	\$1,000.00	Replaced Dishwasher - KDTE104DSS
2016	HVAC	\$9,800.00	New 3.5 Ton 16 SEER Condenser, Evaporator and Gas Furnace (transferable warranty available until 2026)
2016	Oven	\$1,500.00	Replaced 27" Kitchenaid Convention Oven
2016	Bathroom	\$8,000.00	Replaced all bathroom vanities with taj mahal quartzite and undermounted porcelain sinks
2016	Pool	\$6,500.00	Re-plaster and new tile
2017	HVAC	\$5,940.00	New 4-Ton 16 SEER Condenser and Evaporator
2017	Microwave	\$700.00	Replaced built-in Kitchenaid microwave
2018	Roof	\$14,750.00	GAF Timberline HD
2018	Kitchen	\$12,000.00	Painted walls and cabinets, added full extension hardware to drawers and soft closers to cabinets and added molding, replaced cooktop, installed bead board, replaced back door
2018	Living Room	\$8,000.00	Remodeled fireplace surround, replaced chandelier, removed panel molding, painted
2018	Interior Walls	\$10,000.00	Removed panel molding and painted walls and trim in Dining room, 2 story entry, 2nd floor hall, game room, and bedrooms
2018	Bathroom	\$10,000.00	Master bathroom replaced tile, glass and all plumbing in shower, painted walls and cabinets
2018	Landscape	\$20,000.00	Landscape redesign, installation and irrigation improvements to front and back yards
2018	Fence	\$5,200.00	Replace Wrought Iron Fence along back golf course fence line
2018	Fence	\$950.00	Replaced fence along fence with south neighbor
2020	Pool	\$1,313.00	Replace DE filter with Pentair Cartridge Filter
2020	Patio/porch	\$33,500.00	450 sq. ft. outdoor covered patio extension with electrical, AV, lighting, ceiling fans, and gutters
2020	Pool	\$620.00	Replaced 2 HP AO Smith Pump Motor
2021	Pool	\$3,800.00	Replaced gas pool heater
2021	Water Heater	\$1,950.00	Replaced 40 Gallon with Rheem
2021	Garbage Disposal	\$500.00	Replaced 3/4 HP garbage disposal
2022	Bathroom	\$11,000.00	Upstairs bathtub to shower remodel
2023	Windows	\$60,992.12	Replaced all windows with Anlin windows - lifetime guarantee - Houston Window Experts
2023	Fence	\$1,700.00	Replaced cedar fence along back fence line
	Total	\$241,715.12	