

**29019 ZACATE CREEK LANE  
FULSHEAR, TX 77441**

**PROPERTY REPRESENTS \$46,482 IN UPGRADES and REMODELING,  
as follows:**

**UPGRADES:**

**UPGRADED FLOORING**

Upgrade from standard tile and carpeting to uniform grey concrete tile flooring throughout. NO CARPETING.

**WATER SOFTENER**

Equipment and Installation - whole house system installed in garage and under-sink equipment in kitchen

**UPGRADED FIXTURES IN TWO SHOWERS**

**VIDEO SECURITY EQUIPMENT**

Video camera installed, rear entry. Video doorbell added

**SECURITY SYSTEM**

**CODED ENTRIES**

Digital coded locks added to all entries

**WOOD BLINDS**

Wood blinds on all windows throughout property

**TOTAL UPGRADES VALUE**

**\$10,000 - \$11,000 value**

## **REMODELING AND IMPROVEMENTS**

### **INTERIOR PAINT** **\$ 5,625**

Original black cabinets in kitchen and bathrooms repainted in top grade enamel white paint, inside and out, two coats

### **EXTERIOR PAINT** **\$ 1,145**

Original dark brown ceiling of patio repainted white, two coats

### **REAR FENCE PAINT** **\$ 2,080**

Power wash fence; paint fence in UV resistant grey paint, two coats, including neighbor fence at gate

### **WINDOWS AND DRIVEWAY** **\$ 346**

Total House window washing  
Front walks and driveway power washed

### **ENTRY REMODELING** **\$ 2,124**

Relocate rear gate; design and construct concrete stepping pads with steel edging and gravel surround; irrigation modifications to the area; install new container and provide new irrigation line to container; install new planting

Relocate Backflow Preventer **\$ 470**

### **NEW CONTAINER FOR PLANTING AT ENTRY** **\$ 178**

**REAR GARDEN** **\$15,000**

Total Landscaping of Rear Garden as follows:  
Remove and haul existing sod to a depth of 6 inches;  
dump fees; provide and install new organic landscape soil;  
provide and install plant materials incl. 7 Little Gem  
Magnolia Trees, 7 Eagleston Holly Trees, 4 Judge Solomon  
Azaleas, 10 Japanese Yew, 2 Multi-trunk River Birch,  
55 flats Asian Jasmine ground cover, 6 Baby Gem Boxwood,  
1 Pyramid Boxwood and seasonal color

**TREES** **\$ 1,100**

Pruning and treatment of Live Oak in Front Garden and.  
new irrigation to area

**IRRIGATION MODIFICATIONS** **\$ 2,036**

Front and Rear Gardens: Modification of system incl.  
installation of new lines, heads and fittings

**AIR CONDITIONING** **\$ 460**

Relocate thermostat from mid-wall location of hallway;  
repair and paint sheetrock; clean and service unit

**ELECTRICAL AND LIGHTING** **\$ 715**

Remove dated chandeliers in entry and dining area, replace with  
recessed fixtures. Replace mismatched recessed ceiling fixtures,  
add rheostats in kitchen and dining areas.

<b>TOTAL REMODELING</b>	<b>\$31,279.00</b>
<b>DESIGN AND CONTRACTING 15%</b>	<b>\$ 4,691.85</b>
<b>TAX</b>	<b>\$ 511.98</b>
<b>TOTAL REMODELING</b>	<b>\$36,482.83</b>

**RECAP:**

<b>REMODELING COSTS</b>	<b>\$36,482.83</b>
<b>UPGRADES VALUE (\$10,000 - \$11,000)</b>	<b><u>\$10,000.00</u></b>
<b>TOTAL VALUE UPGRADES AND REMODELING</b>	<b>\$46,482.83</b>