

12122 Old Oaks Dr. Upgrades and Improvements

Date	Key Word Description	Detailed Description
Oct-93	initial purchase	purchased house
Feb-94	gas fireplace log set	gas fireplace log set package, have not burned wood in fireplace since
May-94	New ceiling fans throughout	replace ceiling fans in Family Room and four bedrooms
Oct-95	Front windows & sills, siding, Library Wall, paint	new Marvin windows in front (two front bedrooms, living room, dining room), new windowsills, some siding on back of house, build library wall between Living Room and Family Room and to properly support ceiling structure
Oct-95	Garage Door	wooden garage door replaced and upgraded to Aluminum with automatic door opener
May-97	oak tree in front	plant oak tree in front yard after loss of existing Live Oak tree
Apr-98	lawn sprinkler system	Rain Head multi-zone sprinkler system
May-98	Hardwood floors	re-finished all hardwood floors in front living area of house
Aug-98	upgrade ceiling lighting	install recessed ceiling lighting
Jan-01	Landscaping	new landscape layout front and back, added walkway to garage and patio outside master bedroom
Jan-01	design fee Craftsmanship by John	design Consultation for remodel plans
Feb-01	Bjorn Sefeld - Architect for Addition	engage PE/Architect to design addition, new kitchen, half bath, laundry
Feb-01	major remodel	kitchen completely gutted and replaced with all new cabinets, granite counters and tile floor, half bath added, floor plan extended by 500ft ² for new master suite with hardwood floors, French doors, two side windows, eyebrow upper window, large shower with frameless glass enclosure, Kohler jet tub with in-line heater, glass block windows at tub and at shower, two sinks with cabinets and large linen closet, large walk-in master closet, refinish hardwood floors throughout bedroom half of house, add 2nd 2 ton AC/heater zone system, new Marvin windows in third bedroom facing back patio, French doors from study, new laundry room, Elec service upgraded to 200 amp with mostly new wiring, 40 Gal water heater No. 2 added to serve laundry and master suite, some new plumbing
Jul-01	bathroom framed mirrors	two framed mirrors in master bathroom

Sep-02	driveway	regrade driveway for proper drainage and replace from garage to street
Apr-03	replace concrete sewer line	replace concrete sewer line from second bath to main line
Jun-04	recessed ceiling lights and ceiling fans, remove ceiling beams	new lights in two bedrooms and ceiling fans, remove ceiling beams in Family room, re-finish ceiling, add crown molding, install new exterior column at front door
Dec-04	Heater upgrade	upgrade main furnace and re-design Plem
Feb-07	upgrade dishwasher	upgrade dishwasher to quieter version by Bosch
Apr-07	Main roof and garage roof replaced	remove two layers of wood shingles, install wood decking on roof of main house and garage and install new 30-year GAF Timberline shingles
May-07	Second bathroom complete renovation	completely gut and replace all components of middle bathroom (two sinks, black granite counter, mirror, bathtub, toilet, plumbing, insulation & sheetrock, glass block window, light fixtures, exhaust fan, floor tile
Jun-07	red bud tree in back	plant Redbud tree in place of lost Live Oak tree
Jul-07	Second bath mirror	new single large mirror in second bath
May-08	Front Door and Entry	Front door and surround replaced with varnished mahogany; entry hall tile replaced (removed two layers of old tile) install marble tile flush with existing wood floor
Jul-08	Refrigerator upgrade	upgrade refrigerator with auto ice and water in door
May-13	upgrade Main 5 ton AC	upgrade main AC with higher efficiency Trane unit
May-14	back patio	remove old broken concrete patio, install new patio using concrete block pavers with no gaps, regrade patio slope and install underground drainage from backyard to street, install iron driveway fence
Sep-14	Hardwood floors	repair rotted floor in way of back door and refinish area
Feb-16	replace front window	Marvin window replacement of one front window panel
Jun-16	Main attic insulated	16 inches of blown in insulation, from attic stair to west side of house
May-20	Water heater No. 1 replaced	Stratton Plumbing - 40 gal gas fired water heater
Mar-21	replace master closet carpet	carpet and padding replaced
Jan-23	Misc receipts from Sept 93 to Sept 2023	see Misc Receipts page
Jul-23	upgrade 2 ton AC/heater unit	install higher efficiency AC/heater unit