



Upgrades and Improvements List - 1039 Richelieu Lane

- 2013 – Installed Custom Plantation Shutters & Shades – Creative Blinds/Texas Shutter Co.
- 2014 – Installed double-paned, gas-filled windows throughout property – Window World
- 2014 – Repaired and finished out Carport with lighting, Rebuilt Breezeway
- 2014 – Replaced Electrical Panel – Bakenhaus Electric
- 2015 – Installed French Drain System – Oscar Zelaya Landscaping Services
- 2015 – Installed Sprinkler System – Oscar Zelaya Landscaping Services
- 2017 – Installed BFT Gate Motor on Driveway – Javier’s Gate Services
- 2017 – 75% Replacement of Underground Sewer System (Kitchen, Utility, Half-Bath, Trunk Line, and 40’ feet of line in yard to City Line) – TDT Plumbing
- 2017 – Installed Gutters on rear of home – Blessed Men Construction
- 2018 – Replaced Roof Decking and Composition Shingle – Blessed Men Construction
- 2018 – Replaced Water Heater – Mike Holloway Plumbing
- 2020 – Replaced Interior Plumbing w/PEX piping – Mike Holloway Plumbing
- 2020 – Replaced Garbage Disposal – Mike Holloway Plumbing
- 2019 – Replaced four front columns w/Hardi board columns – Blessed Men Construction
- 2020 – Replaced HVAC system & Ductwork – Morgan Air Services
 - Lennox 4 Ton, 16 Seer condenser
 - Lennox 3.5/4 Ton 80%, 90,000 btu gas furnace
- 2020 – Office Remodel w/French Doors – Morrison Priddy Construction
- 2021 – German Smear – Houston Brick Stain
- 2023 – Replaced carpet in bedrooms – Texas Realty Carpet
- 2024 – Replaced eight boards around base of garage, caulked and repainted entire garage and carport – Victor Garcia Construction Services
- 2024 – Interior Paint & Trim – Victor Garcia Construction Services
- 2024 – Light Fixtures Replaced in Hallway and Entry Hall - Victor Garcia Construction Services
- 2024 – Capacitor replaced on A/C Compressor – ASR Mechanical
- 2024 – Electrical Outlets replaced w/Aluminum appropriate receptacles. – Deuce Electrical
- 2024 – Remainder of Cast Iron Sewer Pipe replaced by ZC Pro Services for 100% sewer replacement completion as stated on Sellers Disclosure.