

109 Pecan St.
Dabbs TX 75831

Things Done to Pecan House

1. *Repaired damage to rafters, extra supports added
2. *New roof (October, 2023)
3. *Replaced siding at east peak
4. Replaced siding on back porch (2 walls)
5. Painted fascia board front, back, and east side
6. Replaced sheetrock ceilings in master bedroom and great room and patched places in two small bedrooms
7. Painted all ceilings, walls, and 12 doors
8. New flooring in both bathrooms and laundry room
9. Replaced 3 window panes and 4 screens
10. New exterior front door and doorknob
11. Replaced 12 doorknobs (all but 3)
12. Replaced all but living room miniblinds
13. Replaced both bathroom faucets
14. Replaced all but 3 light fixtures. Replaced ceiling fan
15. Painted all cabinets inside and out-kitchen, bathroom, pantry
16. Replaced kitchen cabinet hardware
17. Stove was purchased October 2023 used till August—cleaned to new condition
18. New refrigerator. Old refrigerator (working) cleaned and put in shed as extra
19. Installed 2 working smoke detectors and 1 carbon monoxide detector

20. Patched 3 damaged places in laminate floor
21. Replaced 1 wall siding on shed
22. Caulked outside cracks in rockwork
23. Washer and dryer left by renters
24. New hot water heater 2017
25. Primary bath remodeled 2019
26. Flooring in kitchen and primary bedroom 2019

*Note: (1, 2, 3) New roof on house January 2023. Wind storm in Buffalo June of 2023 caused tree to fall on roof. New roof and repairs to roof decking, rafters, and siding October, 2023.

May Jo McDonnell 6-20-24