

## 7 East Torch Pine Circle

2011 – New 125 Amp Main Electric Panel with new copper lines and whole house surge protector installed (SJD Electric)

2013 – Master bath remodel, removed tub, installed tile shower, new tile floor (Arturo Maldonado) new vanity (Virtu USA) and glass shower doors (ARC Glass).

2013 – All windows replaced with double pane vinyl frame windows (Wonderful Windows)

2014 – Kitchen remodel, cabinets painted, granite countertop, new sink and fixtures installed, new trash and recycle bin compartment installed and can lights installed (Thomas Wayne)

2015 – New roof with 25 year CertainTeed Shingle, hand nailed not nail gun. (Texas Engineered Roofing)

2015 – Upstairs bath remodel, replaced tub, new tile in shower and floor, new shower valve, new granite vanity top and new fixtures (Thomas Wayne)

2016 – Remodel, 1<sup>st</sup> Floor new wood flooring living room, dining room and master bedroom. Tile in kitchen, breakfast room, laundry and ½ bath. Painted block panel walls and fireplace, relocated mantle, can lights installed. 2<sup>nd</sup> floor, wood landing, new carpet in bedrooms and loft. (Floors for Living and Thomas Wayne)

2016 - New 5 ton Amana Furnace and ducts replace (Suncoast A/C and Heating)

2016 – Exterior house painted, previously had all exterior wood siding/trim replaced with Hardie Plank.

2017 – New concrete driveway and front walkway installed (Leo's Concrete)

2019 – New 40 gal water heater installed (J+G Plumbing)

2020 – New 24KW Generac whole house generator installed (Grasten Power Technologies)  
Last serviced 12/2024. Exercises Thurs at 11:00 for 5 mins.

2021 - New 5 ton Air Conditioner condenser, drier, evaporator, flood sensors and Wi-Fi Thermostat installed (Suncoast A/C and Heating)

2024 – New wood slat fence installed to replace old fence (Texas Fence)

2024 – Half bath remodel, paint, new vanity and fixtures (John Bader)

Lawn Maintenance – Rosendo's Lawn Service – 936-827-0885

Pest Control – Bug Free Pest Control - Dylan Clifton – 281-288-1999

Generator Servicing – Grasten Power Technologies – 281-259-6500