

## REPAIRS AND IMPROVEMENTS - 2025

901 Briar Meadow Ave

Friendswood, TX 77546

June 18, 2025

### EXTERIOR

- Foundation repaired with lifetime transferable warranty.
- New 6" driveway on crushed concrete.
- New concrete sidewalk and pavers on front porch.
- Root barrier installed between pine trees and driveway / front of house.
- New backyard concrete patio.
- Root barrier installed between tree and patio / back of house.
- Roof inspected by Performance Roofing and repairs made as needed.
- All existing exterior siding removed, insulation replaced where needed, any rotten wood replaced, 5/8" plywood installed with Tyvek vapor barrier and new Hardie Plank siding installed.
- All windows replaced with MW Vinyl DBA PlyGem 510 Series windows.
- Exterior painted with Sherwin-Williams SuperPaint paint.
- All exterior lighting replaced.
- All outside house bibs replaced.
- A/C technician serviced A/C unit and replaced condenser pad.

### INTERIOR

- Sheetrock repairs made where needed.
- Interior painted with Sherwin-Williams Duration paint.
- All new kitchen cabinets, granite countertop, sink, faucet, garbage disposal and backsplash.
- All new kitchen appliances (microwave, dishwasher, and electric range).
- New lighting, electrical outlets, and wall switches throughout the house.
- New tubs, tile surround, vanities, sinks, countertops, mirrors, toilets and bath accessories in all bathrooms.
- New hose bibs for washing machine installed.
- New dryer vent installed.
- New water entry stop valves installed on all plumbing fixtures.
- New exhaust fans in bathrooms.
- New floor tile in master bathroom and 2<sup>nd</sup> bathroom.
- New luxury vinyl flooring on first floor.
- New carpet on stairs and second floor.
- New exterior and interior doors with new door handles and doorstops.
- New baseboards.
- Two new ceiling fans in upstairs bedrooms.
- New hardwired smoke alarms throughout house in accordance to city requirements.
- New door chime.
- A/C technician inspected A/C system and installed a new A/C plenum, and new A/C registers.
- Painted brick fireplace and all interior using Sherwin-Williams paint.

Roof installed November, 2015

A/C installed April, 2018

Water heater installed August, 2016