

Improvements 25203 Gaddis Oaks Dr:

- 5/2014 Painted the studio and bedroom above the dining room
- 5/2014 Sealed tile and grout
- 7/2014 Installed towel rods
- 7/2014 Installed shower curtain rods
- Fall 2014 Planted 16 trees
- Fall 2014 Added knobs to all cabinets and drawers
- 2/2015 Installed blinds in the family room
- 4/2015 Installed built-ins in the media room
- 11/2015 Planted 4 trees
- 7/2016 Installed built-in in the laundry room
- Fall 2017 Planted 3 trees
- Fall 2017 Sealed home against pests, installed termite bait stations
- January 2018 Installed TV antenna
- April 2018 Replaced and sealed fence along Northcrest Dr
- May 15, 2018 Replaced upstairs HVAC coil and condenser with Trane Air Conditioner (Model# 4TTR7036A1000BA and Serial# 1816357S2F) and Coil (Model# 4TXCB004DS3HCAA and Serial# 17053K7UXG). Warranty is 10 years parts and 2 years labor, with Optimal Air Solutions.
- 12/2018 Replaced the fence between us and the house on the corner behind us.
- 12/2018 Replaced caulk around windows in the brick and in the expansion joints. Added mortar where necessary.
- Spring 2019 Planted Texas Mountain Laurel tree next to driveway.
- 10/2019 Replaced carpet with laminate flooring in the two adjoining bedrooms, hallway between, and closets. Quarter round added.
- 10/2019 Bedroom above the dining room repainted
- 11/2019 Shutters added in bedroom above the dining room

6/2021            Raised garden bed and landscaping added between the pine and the corner of the yard behind the maple

6/2021            Replaced downstairs HVAC coil and condenser with Trane Air Conditioner (Model# 4TTR6048J1000, Serial# 21195MU85F) and Coil (Model# 4TXCC009DS3HCA, Serial# 21105JALCG). Warranty is 10 years parts and 1 year labor, with Optimal Air Solutions.

9/2021            Peach tree planted outside the fence

10/2021           Replaced the roof, with Mac's Roofing

3/2022            Replaced the dishwasher

5/2022            Additional landscaping put in around back porch and the Chinese Fringe tree

10/2022           Peach tree added in back yard, by porch

4/2023            New faucet installed in master bathroom sink

5/2023            Replaced both water heaters with Bradford White water heaters, with 6 year tank and parts warranty

9/2023            Changed all the phone jacks (7) out to internet ready jacks. Installed box on the side of the third car garage to protect the exposed cables.

10/2023           Planted Rising Sun Redbud tree in the front

1/2024            Replaced the garage door opener, key pad, and car openers – Edwards Precision Garage Door Repair Specialists

4/2024            Extended backyard garden behind the crape myrtles with moss rock – a fern area

4/2024            Built garden walls with moss rock at the front of the corner of Gaddis Oaks and Northcrest, and at the Northcrest side of the house by the faucet.

5/2024            Replaced the outdoor built-in grill with a new Bull Outlaw grill

9/2024            Replaced the garbage disposal

7/2025            Replaced kitchen faucet and three bathroom faucets

8/2025            Replaced upstairs condenser for HVAC system