

Updates Improvements Features			Cost at Time of
21151 Karen Switch Magnolia Tx			Work
Year	Exterior Interior Systems	Description	
2024	Climate Control	New Fuji Mac 80 RII Air Compressor in detached office	
2020	Climate Control	Duct Cleaning Return air replaced. New A/C ducting Attic Fans	\$5,300
2020	Climate Control	Installed attic fan and attic tent	
2020	Climate Control	Replaced 2-10 A/C ducts, 2 plenums, cleaned coils	\$600
2014	Climate Control	HVAC system	\$10,500
2012	Climate Control	New Windows Throughout Home	\$4,000
2012	Climate Control	Added return air and replaced thermostat	
2014	Electric	Installed can lights in hallway and dining room	
2014	Electric	Replaced lighting and fans through existing house	
2014	Electric	Replaced wall outlets and light switches to new GFI code	
2013	Electric	30 amp Dryer Circuit	\$325.00
2014	Electric	Replaced wiring to low voltage, rewired and replaced breaker box/panels	
2025	Exterior	Barn - Replaced light fixtures inside barn to LED fluorescent.	
2025	Exterior	Replaced parts on remote controlled front gate.	
2023	Exterior	Barn - replaced roof and painted	
2021	Exterior	Paint	
2020	Exterior	Added crushed asphalt, gravel, river rock and crushed granite around living spaces	
2020	Exterior	Added gravel to driveway leading up to house	
2020	Exterior	Concrete back porch	
2020	Exterior	Concrete side patio	\$1,725.00
2017 - 2025	Exterior	Installed pipe fence in front of property with automatic ex-long rolling iron entry gate - solar powered	\$6,100
2017	Exterior	Gutters, in-ground catch basin drainage and other drainage areas	
2014	Exterior	Added a 2-stall horse stable and overhead cover with electricity, gravel and drainage	\$4,000
2014	Exterior	Added gabled carport, covered pavillion and flagstone walk.	\$15,000
2014	Exterior	Concrete beam stone bench well fence & lights Extra stone patio and fire pit	\$2,400
2014	Exterior	Added pen for garden or dog run	\$200
2014	Exterior	Installed fencing to all parts of property	
2014	Exterior	Wood fence	
2013	Exterior	Added back patio and walkways around house	
2013	Exterior	Front Elevation - Install cedar shutters - demo existing columns - build and install new columns and brackets	\$1,500
2013	Exterior	Front Door	\$1,300
2013	Exterior	Installed hardi plank - Garage Siding	\$2,675
2013	Exterior	Landscaping	
2013	Exterior	Roof	\$10,500
2017	Interior	Butlers Pantry - Added cabinets and shelves	
2017	Interior	Detached Office - Addition by converting garage to home office - 500 Sq. Ft. Electricity, windows, doors, insulation, closets, cabinets, lighting, etc. Moved hot water heater and well reservoir to storage area	
2020	Interior	Detached Office Flooring	\$2,300
2017	Interior	Dining - Added space and cedar columns	
2017 - 2023	Interior	Kitchen - Added new appliances New Dishwasher (2025) Refrigerator (2023)	\$3,000
2017	Interior	Kitchen - Expanded square footage	
2017	Interior	Kitchen - Granite countertops and tile backsplash	
2017	Interior	Laundry - Added closet doors	
2013	Interior	Bedrooms - Installed luxury laminate plank flooring	\$2,600
2013	Interior	Installed lighting and painting	\$2,000
2013	Interior	Installed tile and laminate plank flooring	\$13,800

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2013	Interior	Primary Bedroom-Room addition with primary bath and walk in closet & new living area with double sided gas log fireplace	\$105,000
2013	Interior	Replaced attic stairs	\$130
2013	Interior	Replaced interior doors and trim carpentry	\$1,200
2013	Interior	Secondary Bathrooms - Replaced vanities and shower surrounds	
2014	Interior	Flush mount ceiling speakers	\$600
2025	Plumbing	Water well tank	
2023	Plumbing	Installed hot water regulator	
2023	Plumbing	Installed new bathroom vanities, sinks & toilets	
2023	Plumbing	Installed new hot water heater	
2023	Plumbing	Replaced existing bathroom fixtures	
2023	Plumbing	Took out kitchen grease trap and re-rerouted to code	
2020	Plumbing	Repiped by WeDoRepipes.com	\$9,250
2014	Plumbing	Replaced water well motor and cleaned line	\$2,415
2013	Plumbing	Install aerobic septic system	\$7,200
			\$ 215,620.00