

HOME UPGRADES LIST
1843 ROUND LAKE DRIVE, HOUSTON TX 77077

ITEM	APPROX. DATE	NOTES
West Atrium Overhead Beams	Fall, 2024	Complete replacement, 2 coats of Thompson's Water Seal
Fencing	All less than 5 years old	All fencing and gates, cedar pickets with treated lumber frame and baseboards
Windows	2015	Homecraftsman Series 8100, double pane argon filled.
In-Ground Sprinkler System	2015	Annual check and adjustments, programmable control system
Roof	2017	GAF Timberline Shingles
New A/C and ducting	Fall, 2018	RUUD 5 ton 16 SEER System, complete house ducting replacement.
Landscaping	Ongoing	Approx. \$800-\$1000/year for flowers, plants and mulch, well established perennials
Exterior Paint	2020	Incl. recaulking of Hardi-plank siding
PEX Plumbing	Spring 2021	Full house repipe with Class A PEX UPNOR; new water heater & 2 new toilets
Generac 24Kw Gas Generator	Fall, 2020	With auto switching, plumbed to city gas line, annual service calls, runs whole home and A/C
New Master Electrical Panel	Fall, 2020	Included all new circuit breakers
Water Heater	2017	Natural Gas
Kitchen Appliances	Summer, 2015	Microwave, Electric Oven, Induction Cooktop, Dishwasher, Refrigerator
Washer & Dryer	Summer, 2015	Gas Dryer
Alarm System	2014	Simplisafe