

#	Group	26826 Harwood Heights Drive, Katy, TX 77494 Upgrades	Category	Date	One-time Cost
1	AC	Upstairs Thermostat	Current	11/27/2021	approx. \$100
2	AC	Upstairs Air Conditioner (Condenser + Evaporator Coil)	Current	8/8/2020	\$3,500.00
3	AC	Upstairs Gas Furnance	Current	12/31/2009	approx. \$4,000
4	AC	Upstairs AC Media Filter	Improvement	6/21/2022	\$450.00
5	AC	Upstairs AC UV-light Air Scrubber	Improvement	6/21/2022	\$800.00
6	AC	Downstairs Air Conditioner (Condenser + Evaporator Coil)	Improvement	4/15/2022	\$10,447.00
7	AC	Downstairs Gas Furnance	Improvement	4/15/2022	\$5,025.00
8	AC	Downstairs Thermostat	Improvement	4/15/2022	\$775.00
9	AC	Downstairs AC Media Filter	Improvement	4/15/2022	\$450.00
10	AC	Downstairs AC UV-light Air Scrubber	Improvement	4/15/2022	\$800.00
11	Backyard	Solar-Powered Gas Meter	Current	12/31/2009	---
12	Backyard	Orbit Wi-Fi Irrigation System Upgrade	Improvement	4/6/2025	\$123.65
13	Backyard	Playground	Improvement	12/21/2021	\$1,167.69
14	Backyard	Fence Installation	Improvement	8/15/2020	\$4,800.00
15	Backyard	Patio Extension	Improvement	9/10/2015	\$2,500.00
16	Backyard	Lawn Aeration	Maintenance	4/15/2025	---
17	Backyard	Landscaping Services	Maintenance	2/4/2023	---
18	Backyard	Pest Control	Maintenance	6/1/2022	---
19	Backyard	Fence Weatherproof Coating	Maintenance	3/31/2022	approx. \$200
20	HOA	HOA Maintenance Fee / Dues	Current	1/1/2026	---
21	Interior	Garage Door Insulation	Improvement	8/1/2024	approx. \$300
22	Interior	Chandelier	Improvement	4/21/2022	\$664.85
23	Interior	Fireplace Inspection & Service	Maintenance	2/4/2022	\$400.00
24	Interior	Carpet Installation	Maintenance	11/8/2021	\$4,511.27
25	Kitchen	Baby-proof Cabinets	Improvement	12/1/2021	approx. \$50
26	Kitchen	Kitchen Faucet RO	Improvement	7/31/2020	\$250.00
27	Kitchen	LG Gas-Powered, Stainless Steel Stovetop and Oven	Maintenance	5/3/2022	\$2,269.79
28	Kitchen	LG Over-the-Range, Stainless Steel Microwave	Maintenance	5/3/2022	\$618.10
29	Kitchen	Garbage Disposal	Maintenance	12/16/2021	\$161.29
30	Kitchen	GE Dishwasher	Maintenance	3/20/2020	\$500.00
31	Plumbing	Upstairs Toilet	Current	12/31/2009	---
32	Plumbing	Novowater Whole House Softener & Carbon Filter	Improvement	6/3/2022	\$6,195.00
33	Plumbing	Kohler Master Toilet	Maintenance	4/19/2022	\$800.67

34	Plumbing	Kohler Half-Bath Toilet	Maintenance	3/11/2022	\$898.67
35	Plumbing	Navien Gas-Powered, Tankless Water Heater	Maintenance	3/10/2022	\$5,920.00
36	Roof	Attic Entrance Insulation Cover	Improvement	4/15/2022	\$54.13
37	Roof	Animal Screen over Vents and Plugged Holes	Improvement	4/1/2022	\$1,248.12
38	Roof	Roof/Siding Rework	Maintenance	8/22/2022	\$4,285.00
39	Roof	Two Attic Fans	Maintenance	5/7/2022	\$572.00
40	Roof	30 year Composition Roof Installation	Maintenance	10/13/2021	\$15,475.15
41	Security	Vivint Security	Current	12/2/2021	---
42	Security	Outdoor Vivint Security Camera	Current	11/27/2021	\$1,504.63
43	Security	Doorbell Vivint + Security Camera	Current	11/27/2021	Included in Vivint Security C.
44	Security	Vivint Smart Hub Panel	Current	11/27/2021	Included in Vivint Security C.
45	Security	Outdoor Vivint Security Camera	Current	12/31/2020	Came with house purchase
46	Security	Vivint Keyless Entry & Deadbolt Lock	Current	12/31/2020	Came with house purchase
47	Security	Glass Break Detectors	Current	12/31/2020	Came with house purchase
48	Security	Carbon Monoxide Detector	Current	12/31/2020	Came with house purchase
49	Security	Door Window Break Detector	Current	12/31/2020	Came with house purchase
50	Security	Smoke Detector	Current	12/31/2020	Came with house purchase
51	Security	Outdoor Vivint Security Camera	Improvement	6/1/2023	Came with house purchase
52	Touchups	Deep Clean of Entire Home	Maintenance	1/18/2026	\$140.00
53	Touchups	Fixed Dryer Vent Connection	Maintenance	1/14/2026	\$450.00
54	Touchups	Touchup Paint	Maintenance	1/14/2026	\$3,600.00
55	Touchups	Upstairs Shower Tiles	Maintenance	1/14/2026	\$200.00
56	Touchups	Refurbish Front Door	Maintenance	1/14/2026	\$180.00
57	Touchups	Tree Trimming & Gutter Cleanout	Maintenance	1/11/2026	\$800.00
58	Touchups	Fresh Paint (Garage)	Maintenance	10/21/2021	\$800.00
59	Touchups	Fresh Paint (Interior)	Maintenance	10/21/2021	\$2,400.00
60	Utilities	Internet	Current	5/3/2022	---
61	Utilities	Electricity	Current	12/20/2021	---
62	Utilities	Water	Current	12/20/2021	---
63	Utilities	Natural Gas	Current	12/20/2021	---