

Complete List of Repairs, Updates, and Improvements

25403 Hall Meadow Lane, Katy, TX 77494

This home has been fully updated, renovated, and maintained to ensure it is in excellent, move-in ready condition. Below is a complete summary of all work performed, including the reasons for each improvement:

Roof & Fence

1. Full roof replacement (April 2024) – to ensure structural integrity and prevent leaks.
2. Complete fence replacement, private to this property (not shared) – for privacy, safety, and improved curb appeal.

Interior Upgrades (May 2024)

3. New flooring in the primary bedroom – to replace worn areas and enhance aesthetics.
4. New flooring in the office/dining area – to modernize the space and improve functionality.
5. Fresh interior paint throughout the home – to refresh and create a clean, neutral environment for buyers.
6. Enclosure of office space – to create a dedicated, functional work area.
7. Renovated and updated bathrooms – to improve functionality, modernize finishes, and address wear.

HVAC System Repairs & Improvements

8. Full inspection of both AC systems (first and second floors) – to identify any efficiency or moisture issues.
9. Sealing of supply plenums, duct connections, and filter cabinets – to prevent air leakage and improve energy efficiency.
10. Internal system cleaning – to remove dust and contaminants for better performance.
11. Application of antimicrobial treatment – to prevent microbial growth and improve indoor air quality.
12. Replacement of condensate drain pans – to ensure proper drainage and prevent moisture accumulation.
13. Replacement of filter media – to enhance air filtration and overall system efficiency.
14. Cleaning of air vents and grilles – to improve airflow and indoor air quality.
15. Sealing of supply boxes – to prevent leaks and maintain HVAC performance.
16. Replacement of insulation on refrigerant lines – to improve energy efficiency and system longevity.

Additional Home Improvements & Maintenance

17. Replacement and upgrade of lighting fixtures with daylight tones – to provide bright, modern lighting throughout.
18. Installation/replacement of baseboards – to improve finishes and overall appearance.
19. Replacement of smoke detectors – to ensure safety compliance.
20. Deep cleaning of all windows (interior and exterior) – for better natural light and presentation.
21. Professional tile and grout cleaning – to restore cleanliness and appearance.
22. Professional carpet cleaning – to enhance freshness and presentation.
23. General maintenance and cosmetic improvements – to ensure the home is in optimal, move-in ready condition.

Final Touches (March 2026)

24. Front door removed, sanded, and repainted – to ensure a polished, welcoming entry for showings.

Additional Features

25. Irrigation system – to maintain landscaping and convenience.
26. Reverse osmosis water purification system – to provide purified drinking water throughout the home.

Investment in the Property

27. Approximately \$15,000 invested – to address repairs, upgrades, and improvements for a market-ready condition.

Final Status

28. Property is fully updated, professionally maintained, clean, refreshed, and move-in ready, offering comfort, efficiency, safety, and peace of mind for the next owner.