



# 2110 BARRINGTON POINTE

LEAGUE CITY, TX 77573

## UPGRADES LIST

- KITCHEN HOOD UPGRADE 2023
- DISHWASHER UPGRADE 2023
- AC REPLACED 2023
- WINDOWS UPGRADED 2021
- FLOORING UPGRADED 2020
- FOUNDATION REPAIR 2020
- FURNACE REPLACEMENT 2018
- PATIO ENCLOSURE 2018

SEE ATTACHED UPGRADE LIST FOR DETAILS AND LIST OF ALL UPGRADES



# UPGRADES LIST

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- Kitchen Hood Replacement/Upgrade Dec-23. New Hauslane 30" Kitchen Hood
- Roof Maintenance / Ventilation Nov-23 Roof repairs + 3 roof vents cut and capped for bathroom fans and kitchen hood.
- Bathroom Fan Install/Replacement. Nov-23. Replace guest bathroom fan, install new modern master bathroom fan
- Dishwasher Replacement/Upgrade Oct-23 New Bosch 800 Series Dishwasher
- A/C Replacement Jul-23. Installed new Trane XR14 5 Ton Condensor (Rating - SEER 16). 10/5 Year Parts/Labor Warranty. Also installed 2 Surge Protectors on A/C and Furnace.
- Vinyl DP Windows w/ -452 Glass. Oct-21 Replaced all "builder grade, single pane" windows with Vinyl Double Pane Windows (Model: Vistamark - Almond), Foam filled frames, and LoE-452 w/ LoE-i89 thermal glass from Cardinal Glass. Windows rated to DP 50+ (165-200+ mph winds)
- Brickwork (Repairs / Back Step) Jul-21 Repaired all of the existing cracks in the brick exterior of the house following foundation repair, as well as added brick half-circle step on back door.
- New Flooring Nov-20 Replaced all of the laminate and tile flooring with vinyl hardwood (Model: Tarkett Progen - Rock Maple), padded carpet + moisture barrier (Model: Mohawk Delicate Tones II - Nubby Wool) in bedrooms, and new tile in Primary Bathroom (Model: Marazzi Western Stone - Canyon City)
- Foundation Repair. Aug-20 20+ pilings installed in the front third of the house (exterior and interior), in order to re-level the house and prevent sinkage
- Backyard Landscaping. Jun-19. Installed rocks, flower beds, plants, and underground drainage/pipes for water mitigation
- Gutter Guards. Apr-19. Aluminum grates attached to all household gutters to prevent debris from clogging
- Furnace Replacement. Sep-18 Replaced old furnace with brand new Carrier Comfort Furnace (Model 58STA110-22)
- Ductwork Replacement. Sep-18. Replaced all of the ductwork in the attic with new, double insulated ducts
- Extra Air Intake. Sep-18. Additional air intake outside of laundry room, on ceiling
- Plenum Attachment. Sep-18 Connects ductwork to furnace
- Patio Enclosure. Mar-18. Aluminum Screen Enclosure on the back patio

**Note: For the flooring upgrade/replacement, that was entirely a personal preference, and not due to flooding or any other issue. The bedrooms at the time had hard flooring, and we wanted to switch to carpet for when we started having kids.**

