

# Seller's Upgrade List

**Property:** 8 Arlington St., Conroe, TX 77301

**Owners:** Quentin N. Mellon and Ashley M. Mellon

We have made extensive upgrades to this home over the last 19 years to improve efficiency, comfort, and curb appeal. Below is a detailed list, organized by category and year of completion.

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## Interior Upgrades

### **2021-2026 (Subtotal: \$39,100)**

- 01/26: New carpet in upstairs bedrooms by Floors for Living Carpet Co. – **\$5,700**
- 04/24: Primary Bathroom Complete Remodel by West Shore Home in April 2024 – **\$22,000**
- 04/24: Garage Floor Epoxy Coating – **\$400**
- 01/24: Vivint Alarm System (incl. outdoor cameras, smoke and CO<sub>2</sub>) - **\$3,500**
- Spring 2024: Rainsoft Water Softener & Reverse Osmosis System\* – **\$7,500**  
*\*Limited Lifetime Warranty – Serviced Annually; Carbon in Water Softener changed 2025*

### **2015-2020 (Subtotal: \$25,200)**

- 01/20: New Kitchen Cabinets with Soft Close Drawers by Cabinets to Go – **\$9,100**
- 01/20: New Quartz Kitchen Countertops by Cabinets to Go – **\$3,900**
- 01/20: GE Appliance Package (Adora Series) purchased at Home Depot – **\$5,200**
- Summer 2020: Spray Foam Insulation in Attic and Over Garage – **\$7,000**

### **2010-2014 (Subtotal: \$2,100)**

- Hardwood Flooring (Living and Dining) by Stylish Interiors in February – **\$2,100**

**Total Interior Upgrades: \$66,400**

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## Exterior & System Upgrades

### **2021-2026 (Subtotal: \$20,240)**

- 01/25: Water Heater Replaced – **\$1,000**
- 01/22: All new Hardie Exterior Siding, Soffits, Paint by Allstate Siding & Window – **\$18,540**
- Spring 2022: Breaker interlock kit and whole home generator outlet installed – **\$700**

### **2015-2020 (Subtotal: \$36,200)**

- 06/20: Furnace (14 Seer) & Evaporator Coil Replaced by Comfort King – **\$5,200**
- 06/20: Reme Halo UV Light Treatment Air Purification System – **\$500**
- 06/19: Re-Piped Slab Copper piping with PEX at time of foundation repair (noted below) - **\$4,000**
- 06/19: Complete Foundation Repair\* via CableLock System installed by Olshan – **\$19,500**  
*\*Note: Seller chose to do foundation repairs due to fireplace leaning away from the home. Foundation repair includes lifetime transferable warranty.*
- Summer 2018: AC Condenser / Outside Unit Replaced\* – **\$7,000**  
*\*Note: Currently have service contract with Luxury Air – serviced twice a year since installed.*

### **2014-2016 (Subtotal: \$11,100)**

- 08/16: Roof Replaced (30 year shingles) by Handal's Roofing – **\$6,000**
- 03/14: New Windows\* installed throughout home (Solar Zone Elite - Low-E Glass, Double Pane, Argon Gas Filled, Fold in to clean Storm Windows) installed by Window World - **\$5,100**  
*\*Note: Windows have Lifetime Transferable Warranty*

**Total Exterior Upgrades: \$67,540**

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**Total Estimated Upgrade Investment: \$133,940**