

# Capital Improvements Summary

12608 Lazy Cove Drive, Willis TX 77318 | Paradise Cove Sec 2, Lot 9, Blk 1 | MLS# 98504299 | Owner: 12608 Lazy Cove, LLC  
(free & clear)

**\$20,262 in documented major capital improvements since 2021.** Invoice copies attached. All amounts and dates sourced from QuickBooks records.

Date	Improvement	Vendor / License	Cost
7/7/2021	<b>FULL HVAC system replacement</b> — new 4-ton AmeriStar (Trane) system: air handler, evaporator coil, condenser, pad, thermostat. <b>14 SEER</b> . 5-yr equipment warranty through 7/2026.	Tony's A/C & Heating TACLB26386E	\$3,900
8/17/2022	New 40-gallon short tank water heater. New shut-off valve, waterlines re-routed top.	Double J's Plumbing RMP#41534	\$1,600
2/14/2024	<b>Whole-house PEX re-pipe</b> — replaces original galvanized/PB plumbing.	Double J's Plumbing RMP#41534	\$3,000
7/16/2024	New metal skirting around the home (storm-damage replacement).	Strong Skirt USA	\$3,959
6/27/2025	HVAC blower motor replacement (labor — equipment under warranty from 2021 install).	Tony's A/C & Heating TACLB26386E	\$975
1/20/2026	<b>Full electrical service upgrade</b> — BOTH panels replaced (Siemens 200A interior + exterior at meter pole; surge protector, new breakers, service wire, ground rods).	RWB Electrical Services TECL#23563	\$6,828
	<b>TOTAL</b>		<b>\$20,262</b>