

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)

\$22,110 in documented major capital improvements since 2021, plus additional Seller-completed improvements during ownership (Section B). Invoice copies attached.

Section A — Documented improvements (vendor invoices attached)

Date	Improvement	Vendor / License	Cost
7/7/2021	FULL HVAC system replacement — new 4-ton AmeriStar (Trane) system: air handler, evaporator coil, condenser, pad, thermostat. 14 SEER . 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	Whole-house PEX re-pipe — 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
6/23/2025	Secondary bath tub-to-walk-in-shower conversion (demo bathtub, install walk-in shower).	SGM Services	\$1,848
6/27/2025	HVAC blower motor replacement (labor; equipment under warranty from 2021 install).	Tony's A/C & Heating TACLB26386E	\$975
1/23/2026	Upgraded flooring in kitchen and adjacent living room (installed during SGM restoration following refrigerator water line leak; flooring is an upgrade vs. previous). Full SGM invoice \$9,000.51 attached; restoration portion is R&M.	SGM Services	incl.
1/20/2026	Full electrical service upgrade — 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
SECTION A TOTAL			\$22,110

Section B — Additional improvements completed during Seller's ownership (no separate vendor invoice retained)

Improvement	Approx. period
Kitchen remodel — quartz counters, open shelving, cabinetry	circa 2021
Master bath — double sinks, fixtures	circa 2021
Secondary bath — vanity, fixtures	circa 2021
Smart home — smart thermostat, smart lock	during ownership
Fish-cleaning station with granite counter + slop sink in storage shed	during ownership
Outdoor — fire pit, covered patio	during ownership

Section B items are documented through photographs (see MLS listing photo set) and the Seller's direct knowledge; separate vendor invoices for these items were not retained.