

Updates & Upgrades Completed by Current Sellers Page 1 of 2

1822 Landmark Drive, Richmond, Texas, 77406

The current owners have invested significantly in maintaining and improving the home, addressing prior inspection items & completing numerous upgrades for peace of mind.

Foundation, Drainage & Exterior Improvements

- Foundation inspected by a foundation specialist prior to purchase; no issues found.
- French drain system installed along the rear and sides of the property.
- Multiple downspouts connected to the French drain system for improved drainage.
- Splash block added in the front flower bed.
- Trees professionally trimmed away from the roof.
- Leaf guards installed on gutters to reduce debris buildup.
- All windows and exterior expansion joints professionally caulked.

Garage & Doors

- Garage door professionally serviced.
- New garage door opener installed.
- Attic access stairs replaced with a fire-rated model.

Electrical Improvements

- Licensed electrician reviewed and addressed inspection items.
- Breaker panel circuits labeled for convenience.
- Non-functioning outlets repaired.
- Junction boxes installed on the back porch.
- Doorbell repaired.
- Electrical wiring near water heater corrected.
- Unused "mystery switch" removed from front hallway.
- Damaged exterior outlet repaired and protective cover installed.
- All garage outlets upgraded to GFCI protection.
- New exterior outlet added on front porch.

HVAC Improvements

- Condensing unit re-leveled.
- Heating and cooling systems professionally tuned within the last 3 months.

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Plumbing Improvements

- Hose bibs repaired to eliminate leaks.
- Main water shutoff valve corrected.
- Licensed plumber evaluated drain fittings under kitchen and bathroom sinks and confirmed no repairs were needed.
- Backflow preventers added to both exterior hose bibs.

Irrigation System

- Existing sprinkler system replaced with a new automated irrigation system.
- Required backflow preventer installed with the new system.

Fireplace Improvements

- Refractory panel replaced.
- Gas lighter repaired.
- Fireplace screen replaced.

Landscaping Enhancements

- Front landscaping upgraded.
- Backyard landscaping improved.
- Two backyard garden beds added.
- Established vegetable garden currently producing peas, peppers, and tomatoes.

Previous Major Renovation (Completed by Previous Owners in 2022)

- Complete kitchen remodel.
- Fully renovated primary and secondary bathrooms.
- New wood-look tile flooring.
- New carpet in bedrooms.
- Fresh interior and exterior paint.
- New light fixtures throughout.
- Updated door hardware and baseboards.
- Open-concept living spaces refreshed and modernized.