



1380 Messina Ct | LIST OF UPGRADES

Backyard/Exterior Enhancements

- 16'x19' Covered Patio Extension (Oct 2022)- Gulf Coast Services- **\$45,000**
- New Roof (April 2021) - Integrity First Construction - **\$28,355**
- Artificial Grass (Feb 2026)- Turfcraft Innovations - **\$18,731**
- Carvestone Around Pool (Nov 2022) -Allied Outdoor Solutions - **\$14,999**
- Rain Gutters Replaced on back of home (Oct 2022) - **\$1,300**
- New Backyard Fence (Jan 2020) -Bayou City Fence- **\$1,972**
- Pool Heater (Feb 2026)- Pool Zone- **\$4,500**

HVAC System Enhancements

- Replaced all attic air ducts (September 2020)- **\$6,617**
- Honeywell 120 pint Dehumidifier (Feb 2024)- Weeks Service Company - **\$9,500**
- Replaced Metal Sub Plenum (Feb 2024) -Weeks Service Company- **\$2,850**
- Replaced Metal Return Plenum Qty:4 (Feb 2024)- Weeks Service Company- **\$3,400**
- Replaced Gas Furnace (Jan 2026)- Weeks Service Company- **\$6,617**
- Installed 3rd Air Filter (Feb 2024)- Weeks Service Company- **\$472**
- REME HALO LED Qty:2 (Feb 2024) - Weeks Service Company- **\$3,500** - *The HALO-LED™ is the industry's first LED in-duct, whole home and building air purification system that is both mercury free and zero ozone compliant. The HALO-LED™ proactively treats every cubic inch of air conditioned space, reducing airborne and surface contaminants and pollutants through bi-polar ionization and revolutionary, patent pending, REME-LED™ technology. Warranty until - 03/21/2031*

Appliances-

Installed new garbage disposal and Bosch Dishwasher (May 2024)- Home Depot **\$1,524**

