



SELLER'S UPGRADE LIST

512 W. OAK ST., HIGHLANDS, TX 77562

ITEM	MONTH/YR	COST
Complete central HVAC system install (see notes below)	June 2026	
Complete water system re-pipe from water meter through house replaced (see notes below)	Sept 2026	
Complete natural gas system update/replaced	Sept 2026	
New water heater installed	Sept 2026	
New electrical ran for new HVAC system/Surge Protector installed on breaker panel	July 2026	
New faucets/water fixtures throughout house as well as drain lines for sinks and tub	Sept 2026	
New toilet installed	Nov 2025	
Fresh interior paint entire home except green room (Sherman Williams: Alabaster)	Sept 2026	
Fresh drywall installed in living room	Sept 2026	
Exterior hardy board/fascia updated	2020	
Exterior paint refreshed (spare can of paint in garage)	2020/touchups 2026	
Windows updated	2017	
New door locks & dead bolts installed / New wireless doorbell installed	Sept 2026	
Added details / notes: •New HVAC system is large enough so that if the single car garage is added as living space, the system will be able to cover the extra square footage. •HVAC electrical system update included a standard light switch in the attic for easy shut off during maintenance. •All water plumbing updated from galvanized steel to PEX; all piping has been insulated. (Have receipts for work completed for buyer's records)		