Summary of Property Improvements

30910 Misty Meadow – Magnolia, TX

Interior Improvements

- Minor floor leveling
- New subflooring beneath wide-plank luxury vinyl flooring
- New luxury vinyl plank (LVP) flooring
- Sanded and stained existing hardwood floors
- Replaced all interior doors
- New baseboards
- Fresh paint throughout nearly the entire interior

Electrical, Plumbing & HVAC

- Replaced all electrical outlets
- Added GFCI outlets in wet areas and exterior locations
- Replaced electrical service mast/weatherhead
- Replaced exterior electrical panel and fuses
- New hot and cold water supply lines
- New water heater
- Replacement A/C unit (used, with warranty)

Bathroom Renovations

- Remodeled both bathrooms
- New tub surround and shower improvements

Exterior & Structural Improvements

- New roof
- New front and rear porches
- New concrete carport slab, including subgrade preparation
- Replaced deteriorated carport metal (carport is not watertight)
- Three loads of asphalt gravel for driveway improvements
- New wooden perimeter fencing (gates not yet installed)

This is only a partial list of the extensive renovations and improvements completed throughout the property.