

Property Features Updates and Upgrades
Property Address: 2523 FM 90, Mabank, Texas 75147

Item Updated/Upgraded	Date	Description	Approx. Cost	
A/C Upstairs Outside Compressor	September-17	Upstairs Heat and AC/Unit Replaced	\$4,838	
AC/Bedrom Outside Compressor	March-18	Bedroom Heat and AC/Unit replaced. Heating Unit upgrade to a heat pump	\$4,675	
A/C Main Outside Compressor	April-19	Main Heat and AC/Unit replaced. Heating Unit upgrade to a heat pump	\$6,230	
Curtains/Blinds				
Ceiling Fans/Fixtures		All ceiling fans replaced during ownership	\$2,500	
Countertops	April-12	Existing tile counter tops upgrade to granite	\$5,000	
Cabinets	March-23	All Cabinets refinished in Great Room, Kitchen and Laundry Room	\$5,000	
Deck	May-19	wood Deck was replaced with approximately 900 square feet of Trex Trancend decking.	\$20,000	
Doors				
Electrical				
Faucets	May-12	All faucets replaced with Moen Pewter and Bronze Faucets	\$2,500	
Fence				
Fireplace				

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Flooring/Hardwood	January-00	Installed 3/4 inch white oak hardwood in entire house with the exception of kitchen and dining room where was previously installed.	\$20,000	
Flooring/Hardwood	April-12	Hardwood throughout entire house was sanded (removing the light pecan finish), scraped/distressed, and then finished in a dark walnut stain and multiple satin clear coats.	\$10,000	
Flooring/Tile	April-12	All tile replace in 6 primary bathrooms	\$3,000	
Garage Doors/Openers	August-21	Garage doors replaced with Haas "Carriage Barn" insulated garage doors. Both openers were also replaced. The main unit was upgraded to a belt drive system.	\$8,000	
Insultation				
Landscaping				
Paint	May-21	Entire interior of house repainted(excluding ceilings), including interior plantation shutters and exterior window shutters	\$12,000	
Roof	March-21	Roof replaced with 40 year/hail proof shingles which provide the equivalent insurance discount as a metal roof. All gutters were also replaced.	\$35,000	
Sinks	April-12	Kitchen sink replaced with Quartz sink. Laundry room sink replaced with Stainless sink	\$1,000	
Septic System				
Sprinkler System	February-21	3 horse irrigation pump replaced	\$1,000	

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Sprinkler Systems	April-23	Irrigation control unit replaced with a Hunter WI/Fi based system that can be managed and controlled from Hunter's Mobile app.	\$500	
Walls				
Water Heaters				
Windows	April-12	All windows replaced with double pane/argon filled windows.	\$15,000	
Bonus Room	June-06	Bonus/Game Room added over the garage; including an enclosed stair case and 1/2 bath. Room currently houses and Olshausen pool table and 70" television.	\$50,000	
Bathroom Vanities	May-21	Built-In vanities and wall mirrors removed in master bathrooms and replaced with free-standing vanities and	\$1,500	
Barn Roof and Gutters	May-21	Barn roof doors and and gutters replaced on white barn. Gutters replaced on Gray Barn.	\$35,000	
Dock	October-07	Replaced 40'uncovered wood dock with 100' covered dock with pipe supports and Trex flooring.	\$15,000	
Front Porch	November-04	Replaced wood flooring on front porch with brick pavers to match the home brick. Replaced the wooden columns with fiberglass pillars. Replaced the wooden railing with PVC railing.	\$11,000	
			\$268,743	

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