

# HOME IMPROVEMENTS

April 2003 – January 2012

8425 Adirondack Trail

Austin, Texas 78759

## Outside:

- Major revisions/enhancements to landscape
- Installed new fence across back of pool
- Replaced top half of deck
- Added permanent overhead cover to half of top deck
- Restained deck every other year
- Installed lattice work on side fence
- Painted the wooden sections of home exterior
- Replaced garage door and garage door opener
- Built cabinets in garage, added lights and painted garage
- Replaced lift station wastewater pump and added protected electrical receptacle and warning device
- Installed gutters w/leaf protection shield
- Installed wrought iron handrails and fence on front steps/courtyard
- Replaced arbor top cover (ceiling) on deck

## Interior:

- Installed double-pane windows in 75% of home
- Renovated entry way: replaced door and side panels; replaced tile
- Updated family room by removing corner wet bar, replacing mantle, renovating bookcases, painting
- Added fireplace doors and gas logs
- Painted entire home and removed "Eggshell texture" from ceilings
- Replaced carpeting
- Completely remodeled kitchen: all new stainless appliances, granite countertops, custom-built cabinets and drawers
- Installed shutters in kitchen and 2 bedrooms
- Renovated Master bath: replaced vanity counter top, added permanent shower door, painted
- Updated upstairs bath by painting, re-surfacing bathtub and vanities, replacing fixtures.
- Replaced vanity and fixtures in downstairs bathroom
- Grout cleaning on entire first floor
- Replaced toilets in two bathrooms
- Replaced ceiling fans/light fixtures in two bedrooms

## On-Going Maintenance:

- American Home Shield (AHS) contract for home/pool/spa
- Maintenance contract for heating/cooling units
- Tru-Green contract for lawn maintenance
- Contract with The Bugmaster

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BAW