

11/02/2020

The following are the **IMPROVEMENTS** to 2925 MAIL ROUTE RD, FISCHER, TX 78623, since our acquisition of said property on 12/02/2014. (As per Sellers)

- 20'x40' **Metal Building** on 2' elevated slab with RV/boat extension, building is equipped with 240VAC electric service. \$50,000 Built 10/15
- **Solar Panel Array** (24 panels) with SolarEdge Monitoring \$35,000 Installed 03/19
- R-panel **Metal Roof** \$22,000 Installed 05/17
- **Master Bath Remodel** (includes complete shower build, tile, tub cabinetry, in-line water heater, shower door glass, mirrors) \$10,000
- **HVAC** unit #1 \$5,500 Installed 06/15
- **HVAC** unit #2 \$5,000 Installed 04/16
- RainSoft **Water Softener** \$6,000 Installed 04/15
- **Interior Paint** (includes wallpaper removal, wall prep and prime, texture, paint, and ceiling paint) \$7500
- **Back Patio Make-Over** (brick floor, café lights, metal firewood holder) \$6,500
- **Front Porch** (front porch extension, stepping stone walkway) \$5,500
- **WOOD Doors, Blinds, Trim and Molding** (throughout home) \$5,600
- Land Clearing and Tree Trimming \$5,000
- **Tile Floor** (master bedroom, master bath and closets, hallway, & half of shared bathroom) \$4,500
- KitchenAid **Electric Double Oven** \$4,000 Installed 06/2019
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- Osburn **Fireplace Insert** \$3,200 Installed 10/15
- **Vinyl flooring** \$3,000
- **Electrical Fixtures** (ceiling fans, light fixtures, switch plates, exhaust fans, electrical outlets and switches) \$3,800
- New **Electric Service** – transformer to house (new power pole, copper wire, electric panel) \$1800
- Quartz **Countertops** (master bath and half bath) \$1,500
- Well Pump House **Metal Building** (with concrete footing) \$1,500
- Frigidaire **Gas Range** \$1,000 Installed 07/2017
- Retractable **Vent Hood** \$1,000 Installed 07/2017
- 100 gallon **Propane Tank** (for gas range) \$1,000 Installed 07/2017
- Custom **Kitchen Backsplash** \$1,000
- **LED Lights** (interior and exterior) \$850
- **New Toilets** \$400 Installed 04/2020
- **Attic Access Door** \$250

*Matthew S. Colvin*