PROPERTY IMPROVEMENTS

8518 Fathom Cir #132

Austin, Texas 78750

LICONATEAM

Interior improvements

Summary of improvements and work status provided by the seller.

Year	Area	Improvement / maintenance
KITCHEN & BATHROOMS		
2026	**Kitchen appliances**	New garbage disposal installed.
2026	**Kitchen & baths**	Custom polished quartz surfaces for the kitchen and both bathrooms, with undermount sink cutouts.
2026	**Bathrooms**	Both tubs professionally refinished in white with slip-resistant coatings.
2026	**Upstairs bathroom**	Vanity replaced to accommodate the existing custom quartz countertop.
2026	**Bathroom maintenance**	Downstairs toilet seat repaired or replaced.
2023	**Bathroom**	Tub/shower surround rebuilt with new tile, backer board and waterproofing.
2023	**Kitchen / electrical**	Oven circuit breaker replaced.
2019	**Kitchen appliances**	Oven heating sensor replaced and refrigerator light repaired.
2018	**Bathroom**	Downstairs toilet serviced.
2017	**Bathroom**	Upstairs tub/shower control cartridge replaced to address a leaking handle.
2016	**Kitchen appliances**	Whirlpool Gold Series stainless steel dishwasher purchased.
FLOORING & PAINT		
2026	**Flooring**	Luxury vinyl plank installed downstairs.
2026	**Painting**	Interior paint refresh covering walls, ceilings, trim, doors and upper hall built-ins.
2019	**Flooring**	Carpet replaced with vinyl planks in three bedrooms, five closets, upstairs hall, stairs and landings; trim and stair nosings updated. Additional upstairs subfloor leveling noted.
LIGHTING & ELECTRICAL		
2026	**Safety**	Smoke detectors replaced.
2026	**Lighting**	Decorative fixtures updated in select entry, dining and stairway locations.
2026	**Lighting**	Recessed ceiling lights replaced throughout.
2024	**Lighting / electrical**	Dining room dimmer switch replaced.
2019	**Lighting / fans**	Upstairs ceiling fan replaced; downstairs fan, outlet faceplates and related electrical details serviced.
2019	**Interior maintenance**	Ceiling light updated, stair surfaces repainted and upstairs toilet seat addressed.

Listed by: Jessica Licona

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Systems, restoration & exterior

Summary of improvements and work status provided by the seller.

Year	Area	Improvement / maintenance
HVAC & UTILITY		
2026	**Utility / storage**	Plywood backing added behind the water heater in the entry coat closet.
2026	**HVAC maintenance**	HVAC filters replaced.
2026	**HVAC finishes**	Air supply registers and vent covers replaced.
2025	**HVAC maintenance**	A/C drain line cleared and condensate pan treated.
2023	**HVAC / electrical**	Indoor blower motor replaced and two breakers serviced.
2018	**Supplemental A/C**	Window A/C unit purchased for supplementary cooling.
2017	**HVAC**	Upstairs attic ductwork replaced and sealed; additional supply diffuser and duct run installed.
PLUMBING & INTERIOR RESTORATION		
2026	**Plumbing / restoration**	Upstairs leak diagnosed; damaged vanity removed and temporary shutoff bypass installed.
2026	**Interior restoration**	Water-damage restoration covering affected walls, insulation, flooring, vanity, trim and paint.
2023	**Ceiling / drywall**	Two separate water-damage ceiling repairs, including drywall, texture and paint.
EXTERIOR, YARD & GARAGE		
2026	**Yard / fencing**	Approximately 75% of the rear fence line renewed; sound original section retained. Backyard tree removal, cleanup and landscape refresh.
2026	**Yard / fencing**	Backyard fence gates repaired or adjusted.
2026	**Yard / cleanout**	Unwanted outdoor items, deteriorated screening and spare shelving removed.
2025	**Garage safety**	LiftMaster photo-eye safety sensors replaced; garage door serviced.
2017	**Garage**	Ten garage door track rollers replaced.

PENDING WORK

Upstairs bedroom flooring: One bedroom still needed a redo, with an estimated completion date of November 4. The seller reported that the rest of the upstairs and affected bathroom flooring work was complete.

HOA exterior repairs: Siding, weather barrier and water-intrusion protection work was scheduled for November 10.

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