

# 11803 Jess Drive

Austin, TX 78737

## List of Upgrades & Improvements

(outside of aesthetic elements)

5/2023

NEW 5-ton **HVAC** (main & primary side) & a NEW 2-ton (guest bed/bath side).

5/2023

NEW **Appliances**: Dishwasher, Double Oven & Washer/Dryer

5/2023

### **Septic Tank Upgrades:**

- Cleaned & replaced structural mortar around entire exterior perimeter of concrete tank lid where it meets the tank.
- Sealed the sewer line at the inlet port with concrete for a root free watertight seal.
- Cut and remove roots between the drain line at the drain line outlet port.
- Sealed drain line at the outlet port with concrete for a root free watertight seal.
- Removed the existing 18" concrete inlet access port plug.
- Installed a 20" tank adapter ring, one 20" x 6" riser equipped with an internal safety lid and removable access lid to elevate the below grade inlet access port to grade.
- Cemented the tank adapter ring and the riser to the septic tank for a root free watertight seal.
- Installed an effluent filter, in the drain pipe, inside the secondary compartment of the septic tank to filter the effluent prior to it transferring to the drain field.
- Installed a 4" carbon vent in the new inlet and outlet access lid to allow the septic tank and the drain field to off gas and vent correctly.
- Installed a 4" effluent filter at the drainpipe inside the outlet side of the septic tank to filter the effluent prior to it draining from the tank to the drain field.

6/2023

Septic Tank last pumped

11/2023

### **NEW Hot Water Heater:**

Rinnai: Model RX199iN  
Sensei Super High Efficiency  
Plus 11 GPM 199,000 BTU  
Natural Gas/Propane  
Indoor/Outdoor Tankless  
Water Heater

### **Fence**

Over 40K to install High Game fence around the entire property to help protect pets & keep wildlife out of the yard

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