

## Improvements Made since 2013 Exclusive of Maintenance

	Item	Year	Comments
<b>Lighting</b>	Installed Accent lighting main house	2018	Replaceable bulbs and timers
	LED Lighting Main Garage	2020	Installed LED lighting at main garage with motion and light sensitive sensors
	LED dusk to dawn Lighting Barn	2020	Added LED panel lighting at barn
	Replace shop lighting with LED disks	2022	Replaced 8' flourescent lighting fixtures with outlets.
<b>Irrigation</b>	Pump house insulation	2019	Added insulation to both pump houses (main house and guest house) to prevent freezing
	Replaced deep well during freeze	2021	Added slim hole ESP, new casing etc, built insulated well head cover
	Irrigation Map/North Pasture Valve Junction Guard	2021	Yellow paint and signage, some lines and valves still need confirmation
<b>Stable</b>	Halogen dusk to dawn lights stable	2014	Built mounting brackets and wired to stable circuit
	Installed auto water system	2014	3/4" PVC with insulation
	Installed outlets along stall top frame	2015	Used for cooling fans primarily
	Added new refrigerator	2016	Buddy's Appliance
	Installed (buried) network cable between main house and stable	2016	Power line cable used inside main house to connect to network. Router installed in stable. This system no longer in use, but hardware remains for new install.
	Replaced AC in stable office	2016	Lakeway AC 2 ton 16 SEER
	Installed lip gaurds - stable	2017	Installed lip guards on both stable entrances to prevent rubber flooring damage
	Replaced all internal stall gates - stable	2018	Build custom hinges for all gates and did full refit of all gates
	Replaced flooring in stalls	2018	Removed glued flooring and replaced with rubber mats in all stalls and wash area.
	Replaced stall lighting - stable	2019	Disk LED lights in all stalls
	Install drainage - Front of stable	2021	Installed drainage in front of stable where water ponds on uphill side of road
<b>Guest House</b>	Remodel guest house	2015	Paint, remodel kitchen with new granite counter tops, lighting and false ceiling. Built ranch style furniture, added pool table, couch, dining table, new fixtures, bunk beds, TV system, master bed etc.
	Directional antennae main house to guest house	2015	Not currently in use.



<b>Equipment- Implements</b>	Added Mahindra Tractor	2017	Purchase order 27K\$ with implements
	Replaced hydraulic lines entire backhoe	2018	Winter project
	Added Implements	NA	Plow, row builder, tiller, post hole digger, shreadder, manure spreader, gopher seeder, log splitter, 18' flat bed trailer, Dump trailer, livestock trailer
	Added UTV for boarding business	2013	
	Added New Gravely Zero Turn		60 inch mower deck, purchased from Krenicks
<b>Fencing</b>	Build new round pen and stain	2014	Build with 4x4 posts and remove old round pen
	Rebuild fence along working pen area	2019	Used 3/4" sucker rods and 4X4 posts near working pens
	Install working pens and loading shoot	2019	\$6250 Brintough
	Rebuild fence line across creek	2020	Replace fence and add corral board to prevent future damage from falling limbs. Redirect creek and install culverts to split creek damage.
	Guard rail on main power source	2020	3/4" painted rods and 2 3/8" pipe
	Replace 4 Gate Openings	2021	Replace gate openings with 4x4 steel posts with kicker. One was a T junction with hot wire.
	Replace 2 wood gate openings	2022	One was a T junction with hot wire
	Install New Front Entrance	2020- 2021	Move cattle guard and main gate inboard of property line and install arch and new fencing. Built retaining wall to allow for level area in front of gate.
<b>Shop</b>	Build out wood and metal work tables	2015	2x6 construction with 4x4 legs, metal table with lock rollers and 4x4 steel legs
	Build out wood shelves and work bench with 110V outlet wiring	2015	Needs to be upgraded to 30 amp circuit
	Add 50 amp 220V outlet and 30 amp 110V outlets for power tools and welders	2015	
	Build additonal oversized shelves in shop and barn for oversized items	2020	2x4 and chip board construction

<b>Misc</b>	Graded and added base to main entrance road	2014	Rusty Schraider construction
	Flag pole installation main house	2016	Bull rock receiver, extension poles and flag weights
	Build shooting range	2016	Used 2" well water pipe, and armor plate, round bale back stop
	Added outdoor wood furniture main house and guest house	2019	Added rockers and 12' outdoor dining table with benches
	Chicken house build	2019	
	Added trophy mounts - main	2020	2 deer, one havalena, one pheasant
	Replace landscaping	2020	Post freeze landscape replacement
	Removed 3 trees and replace turf - Stable & Main	2020	Freeze damage and spacing too tight
	Installed leaf gaurds	2021	Installed on all facilities except shop
	Replaced water softner system main house	2020	Cullican Water