



**List of Improvements and Upgrades* for
5730 Sanford Street | Houston, TX 77096**

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| 8/15/2012 | Whole House Gas Generator with automatic transfer switch. |
| 8/1/2014 | KitchenAid Counter Depth Refrigerator |
| 8/28/2014 | Complete home renovation including in neutral colors: Flooring downstairs (Cream Travertine and Red Oak Hardwood Flooring) Bedrooms, low profile neutral color carpeting, Crown molding throughout, replacement of old plumbing with a combination of PEX and PVS, downstairs bathrooms both include travertine floors with double bowl sinks, crown molding, granite vanity tops, Guest bath has a Jacuzzi tub and Master has a shower. Both baths have and separate hi output heater to warm the room on a cold morning. Large Laundry/utility room with a second Maytag refrigerator and new 50 gallon gas hot water heater. Full size Gas or electric Dryer connections. Kitchen oven has warming drawer and added gas connection for conversion, wine chiller. Travertine backsplash and under cabinet lighting, and upgraded cabinets with pull out drawers and glass cabinet fronts over island for displaying barwear. Upstairs has neutral carpet and beautiful dormers for a huge bedroom, game room, gym or Man cave. Upgraded Electrical Panel including whole house surge protectors. Two HVAC is 16 Seer with added UV bulb. 8 Zone irrigation system with professional drainage. |
| 10/1/2014 | Den wired for 5.1 surround with Bower & Wilkins speakers for theater quality sound as you Netflix and Chill. Three zone sound from Den amplifier with wall controls in Den for Patio speakers and Upstairs for 3 rd sound zone. |
| 10/1/2014 | Vizio Flat Panel TV in Master bedroom with wiring for additional speakers. |
| 10/1/2014 | Upgraded Home Security System with Glass break, Motion, fire and complete door and window coverage. CO2 detection added near bedrooms. |
| 10/1/2014 | Yamaha Outdoor speakers in Back Patio |
| 7/31/2015 | Replaced all Canvas Awning that provide great relief and reduce cooling bills in the summer. |
| 8/30/2015 | New GHF 40 year roof. |
| 12/1/2016 | 8 camera video surveillance system with 7 day DVR including app for instant monitoring of whole property from your phone. 2 extra wireless cameras uninstalled if coverage is desired inside the home or elsewhere. |
| 10/1/2017 | New Whirlpool Dishwasher |
| 11/1/2017 | UV Bulb in HVAC Coil provided sanitized air. |
| 11/10/2017 | Plantation Shutters in Living, and downstairs bedrooms. |



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| 11/24/2017 | Swimming Pool Renovation including plaster, tanning shelf, blue tile coping and upgraded multi-color LED pool light (2 warranty on plaster) |
| 4/1/2018 | New Upstairs bath with walk in shower with seat in low maintenance ceramic tile and frameless glass door. Hall Hardwood floor refinished after leak from old bathroom pipe. |
| 4/15/2018 | New Fence |
| 5/1/2018 | New Landscaping and lighting in backyard |
| Other features: | |
| <p>Mature Oak in Front yard with swing to relax after those long walks.</p> <p>Flagstone professionally installed pathway and patio in backyard to provide a unique living and entertaining space. Covered Patio provides shade from the hot summer sun.</p> <p>French doors from both Den and Master Bedroom invite an easy flow connecting the home and outdoor living spaces.</p> <p>Gazebo just outside the Master Bedroom is great for outdoor dining to enjoy that glass of wine. Includes electrical for optional addition of an outdoor TV. Hanging pots have drip irrigation for growing your favorite herbs or flowers.</p> <p>Side yard has two exceptional grapefruit trees that converted the owners from disliking grapefruit to grapefruit lovers. The trees are well known in the neighborhood and the neighbors await harvest time to share in the bountiful fruit.</p> <p>Backyard was two rain water barrels</p> <p>All windows are double pane glass greatly improving energy efficiency.</p> <p>All exterior door locks are double deadbolt for extra security.</p> <p>Extraordinary large Upstairs storage is air conditioned. Additional attic storage and easy access for AC service.</p> <p>Two car garage can hold full size crew cab pickup truck or SUV with room for storage of bikes, and lawn equipment. Garage has ceramic tile floor.</p> <p>Living/Dining built in cabinets have lots of storage and glass shelves for bar wear, china or decorations.</p> | |