

# Upgrades and Service History, 3518 River Forest

## ELECTRICAL

Upgrade all outside and inside bulbs to LEDs	2017
Replace puck lights with upgraded versions	2017
Inspection and replace transformer for puck lights	2019
Replace all outside fans	2019
Replace downstairs fans, kitchen and master lighting	2017
Replace fans upstairs bedrooms and family	2019
Install wireless system	2016

## AIR CONDITIONING

5 units

Added A.C unit for double garage	2013
Replace main A/C unit up and master	2019

## WATER HEATERS

3 units

2 Premier Hot water systems installed - 6 year warranty	2013
1 Bradford White water heater - extended 10 year warranty	2014

## EXTERNAL

Stucco inspection and complete house paint - Elastomeric paint used	2016
Refurbish coachlights	2014
Roof - New Certainteed Roof	2019
WELL: new pump, motor, control box and pressure switch	2017
WELL: new airtank	2011
Septic: Aerator	2016
Septic - Aerator control center	2017
Septic: Pump	2018
Patio	2019

## INTERNAL

Remodel - downstairs painted, laundry remodeled, living room remodeled with new fire place, downstairs family and kitchen remodeled with new paint, backsplash, electricals, lighting and fans: master shades	2017
Remodel and paint library/dining room	2018
Upstairs - redecorating + shutters, blinds and window treatments	2019
Downstairs library shutters	2014
Complete paint upstairs	2019
Paint dome	2019

## APPLIANCES

Viking Commercial Range -original: new electrical board in 2015, and serviced annually	2002/2015
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Stove inspection	May-19
Washing Machine and Dryer	2017
Dishwasher	2017
Microwave	2019
Refrigerator: serviced annually- reverse osmosis water filter system	2002
Garbage compactor: rarely used	2002
Garbage muncher - upgrade	2015
Hot water systems	
Septic	2017
Water Well	2017
Whole House water filter sytem: upgrade valves and piping	2017
Reverse Osmosis water system	2017

### Yearly Service Visits

Benjamin Franklin	Plumbing service - full house and water heaters	Feb-19
Texas Airco LLC	A/C Service	May-19
Strike Electrical	Electrical service	Feb-19

### STRUCTURAL

Solid

Reinforced slab  
 Build to withstand hurricanes, with internal sheer walls

Insulation in internal walls as well as external walls and roof

Hurricanes and Floods in Houston since built - no damage.  
 Rita - 2005  
 Ike - 2008 ( Neighbors had a hurricane party :-))  
 Tropical Storm Bill - 2015  
 Memorial Day Floods - 2015  
 Tax Day Floods - 2016  
 Hurricane Harvey - 2017