

**Michael & Patsy Brown
6802 Ashton Pines Lane
Spring 77379**

Home completed June 2004

Builders Upgrades - see attached

- Includes Surround Sound Speaker wiring for 4 speakers in Family Room, woofer wiring in Family Room and 2 speaker wiring outlets in backyard above back door
- Includes roof plugs for Christmas lights in front and back.
- Professionally landscaped front and back
- Pool - 13000 gallons; salt pool with chlorine option included. Currently serviced weekly by Pools by Robert Trahan
- 3 Pool Umbrellas and 6 blue Flower Pots to be included with home sale
- Large Asian pagoda behind pool included with home sale
- 2 smaller white cement benches by square gazebo included with home sale

Homeowner Upgrades:

- January 2019 - New Roof on Home and backyard shed. (AGS Roofing and Remodeling)
- March 2019 - Garage Doors tuned (Lake Woodlands Garage Doors)
- March 2019 - new Garbage Disposal Unit (Bradbury Brothers A/C and Plumbing)
- March 2019 - Sprinkler system tune up and custom bell remover system (CAPS Sprinkler Systems)
- August 2018 - 2 new 40 gallon Water Heaters installed (Bradbury Brothers)
- August 2018 - Driveway and Back Deck - polyurethane cement joints installed
- February 2018 = Front Cedar Fencing (Selph Made Fences)
- November 2017 - Amador Iron Door installed (front door by Amador)
- May 2017 - Square Gazebo in backyard (Stonecraft Builders)
- August 2014 - new Daikin A/C unit installed (Under warranty 8/19)
- Ceiling fans in 2 bedrooms

Other Upgrades - included in home sale:

- Plantation Shutters - Kitchen windows and door, front door side panel, study, and double garage
- Window blinds in all rooms
- Solar screens - all windows in back and lower front
- Decked attic for storage
- Crystal light fixtures - Entryway, Family Room, and Guest Bathroom
- Crystal Chandelier in Dining Room
- Stainless Steel plug outlets in Kitchen
- Ceramic plug outlets throughout home
- Dining Room custom drapes and sheers
- Master Bath stained glass and swag
- Framed mirrors in all 3 bathrooms (Desola Glass)
- Master Bath shower glass upgrade (Desola Glass)
- Master Bath upholstered vanity bench
- 4 Kitchen chrome pull-out shelf units
- 2nd Refrigerator in Utility Room