

LISTING:

1982 INDIANA, HOUSTON, TX 77019

FOURSTORY TOWNHOME IN RIVER OAKS SHOPPING DISTRICT

- new garage door opener, new garage door springs installed in 2017- Wi-fi enabled
- new hot water heater Jan 2013- gas tankless
- exterior cleaned, caulked, re-painted Aug 2016
- 2 new HVAC units, upper unit Mar 2013 (gas heater), lower unit Apr 2016- (heat pump with coils)
- electrical panel inspected by 2 bonded electricians and deemed all per code requirements
- all sink and toilet water supply lines replaced March 2013
- all toilet flush mechanisms replaced March 2013
- fire suppression sprinkler system drained, inactive -- water supply is common to all units, system has leaks between street supply valve and A unit, leaks in C unit. I was informed that such systems are no longer mandated for structures like 1982 Indiana (they may have been required in 1997 when building was originally constructed). In order to reactivate system, the supplies need to be made independent to each unit from the unit street supply lines.
- roof replaced after Hurricane Ike damage in 2008
- Master bath remodel Fall 2017
- Kitchen remodeled late 2012
- new ceiling fans in family and master bedroom with remotes
- remote enabled switch installed for kitchen counter lights
- free-standing shelving in garage and first floor bath closet do NOT convey
- Hunter Douglas Duet custom blinds installed throughout. Bottom-up/Top-down
- Pella double paned windows installed throughout. Transferrable warranty.
- ADT system installed for scheduled light control throughout home

Conveys with property:

- Refrigerater
- Washer/Dryer
- 12' ladder in garage

Property line fence behind property will be repaired as a shared expense by new owner and Units A and C. All parties have agreed to this repair and it will be the new owners' responsibility to work with those parties to schedule repairs, etc.