

GROSS INTERNAL AREA
 FLOOR 1: 3860 sq ft
 TOTAL: 3860 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SELLER ACTIONS AND OTHER INFORMATION (during last nine months)

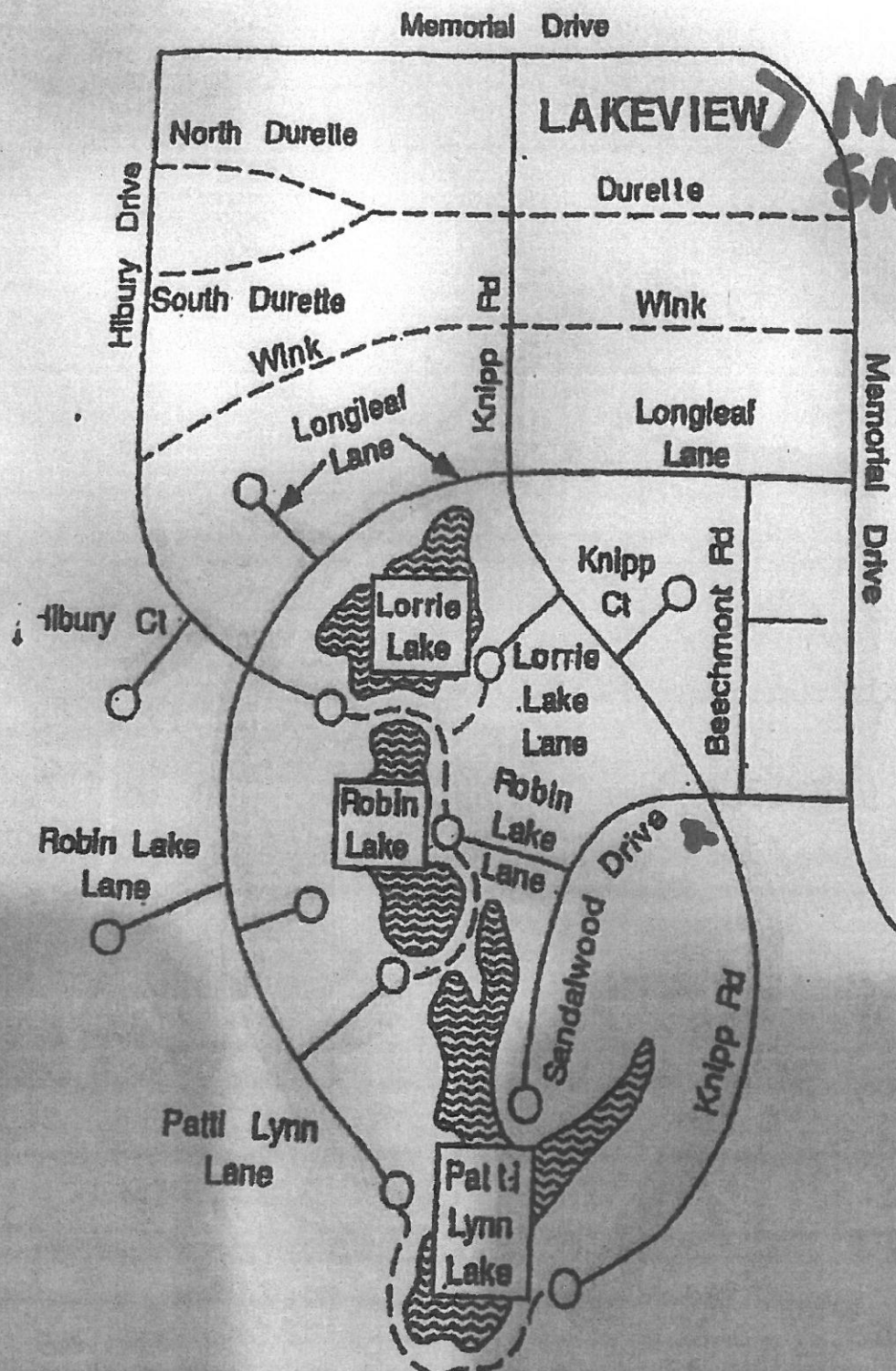
- Painted entire exterior (diff color scheme)
- Sanded and re-stained 100% of hardwoods in the house
- Replaced all light bulbs with LED natural light bulbs
- Replaced all carpet in closets with new carpet
- Repaired and upgraded all ADT sensors, new batteries, new sensors
- Painted interior in needed areas, walls and trim, almost whole house, including garage
- Replaced all outside lights with new light fixtures which include auto on features at sunset/sunrise
- Rebuilt bathroom cabinets in hall bath on master bedroom side of house
- Water softener inspected, serviced and repaired
- Water filter (kitchen) maintenance serviced and repaired
- Replaced cracked tiles in various places. Maybe 6 tiles replaced
- Resealed master shower tile with quality water sealant
- Leak tested pool and spa, plumbing leaks found, one in pool, one in spa and repaired. Note leaks were in underground plumbing, not pool or spa itself.
- Installed new pool controller, with remote
- Replaced DME grids in pool filter w new grids
- AC annual service done in June 2017 + 2019
- Sprinkler system tested and repaired
- Replaced gutter spout extension by garage
- Rebuilt backyard gutter spout drain
- Backyard drains flushed
- Cut down tree in backyard that shed leaves that clogged pool filter, fixed fence and Sprinkler system piping
- Power washed house, patio, walkway, driveway, shed, pool area
- Performed camera test and isolation test of plumbing/sewage system
- Installed one new clean out by garage for west wing of house and converted another from "y" to "t" connection by master
- Performed Isolation Test on MBDR system and repaired leak
- Performed isolation test on hall bath near master and repaired leak
- Repaired pool lights GFCI, recalibrated spa temp control
- Repaired all plantation shutters
- Repaired broken inner glass panel in upper oven
- Replaced outside shower head and repaired pvc iPod
- Fixed leak behind waterfall on pvc line feeding waterfall
- Pool heater replaced 2019
- Pool filter pump replaced 2019

MISCELLANEOUS INFORMATION

- Roof replaced in 2006
- Air ducts cleaned 2009
- Pool DE filter replaced 2014
- 1 A/C condenser replaced in 2011, other in 2006
- 1 Furnace replaced in 2007
- 1 A/c control board and 1 capacitor replaced in AC systems 2017
- Water heaters replaced on
- All Appliances purchased new in 2001.
- Microwave replaced 2016
- Dishwasher replaced 2006.

PROVIDERS

- Water & Sewer- City of Houston
- Gas - Centerpoint Energy
- Electricity - 4Change Energy
- Phone - AT&T
- Security – ADT
- Security Patrol - Precinct 5 (Paid by HOA)
- Cable - Comcast/Xfinity
- Pest Control - Stewart's Pest Control
- Pool Maintenance - Watts Pool Service
- Lawn Maintenance - Noe Campos
- Overall House Water Softener Maintenance - Aqua Source
- Water Filter (inside house) Maintenance - Aqua Source
- Garbage - VF WasteServices (paid by HOA)
- Recycling - City of Houston (Paid by HOA)
- Sprinkler System Maintenance - Leo
- Fence Repair - Reo



LAKEVIEW NOT SANDALWOOD

Sandalwood Houston