

16511 WHEATMILL COURT, HOUSTON TEXAS 77095

UPGRADES:

1) GENERATOR FOR THE ENTIRE HOUSE. "GENERAC" BRAND, FUEL SUPPLIED BY NATURAL GAS, CONNECTED TO THE GAS LINE FROM THE HOUSE. 20kw OF POWER IS GOOD FOR THE ENTIRE HOUSE: AC, TV, REFRIGERATOR, APPLIANCES, ETC. (AUTOMATICALLY TURNS ON IN LESS THAN 15 SECONDS OF POWER OUTGAGE. AUTOMATIC SHUT-OFF WHEN POWER IS RESTORED.) IT TURNS AUTOMATICALLY ON ONCE A WEEK FOR SELF MAINTENANCE FOR 9 MINUTES AND IT TURNS ITSELF OFF. THIS IS FOR THE OIL TO LUBRICATE THE ENGINE.

1 – A) **SECURITY SYSTEM WITH TOTAL OF 8 OUTDOORS CAMERAS (IN COLOR) PLUS NIGHT VISION RECORDS FOR ONE WEEK.**

2) TWO CEILING FANS IN GARAGE.

3) GARAGE HAS A WORKING TABLE WITH ELECTRIC OUTLETS.

4) GARAGE HAS A FOLDING TABLE AND 8 ELECTRIC OUTLETS FOR YOUR POWER TOOLS.

5) ATTIC HAS TWO ENTRANCES, ONE IN THE GARAGE, ONE IN THE HALLWAY.

6) BOTH SIDES OF ATTIC HAS PLYWOOD FLOORS FOR STORAGE.

7) COMPLETE SPRINKLER SYSTEM WITH 8 STATIONS IN PERFECT WORKING CONDITIONS.

8) SUN SCREEN ON ALL WINDOWS, EXCEPT THE BACK TO THE PORCH FOR **ENERGY SAVINGS.**

9) DOUBLE PANE GLASS WINDOWS THROUGHOUT THE HOUSE FOR **ENERGY SAVINGS.**

10) TWO INCHES LEVELOR VENETIAN BLINDS ON ALL THE WINDOWS EXCEPT COMPUTER ROOM FOR **ENERGY SAVINGS** (OR 4TH. BEDROOM)

11) ALUMINUM TECHSHIELD ON THE ROOF FOR **ENERGY SAVINGS** (MAX BILL \$239.00 AUGUST 2003)

12) DUAL AIR CONDITIONER SYSTEM. CAN REGULATE THE MASTER SUITE FROM THE REST OF THE HOUSE, IT IS A \$3,000 EQUIPMENT INSTALLED IN 2009. FOR **ENERGY SAVINGS.** BOTH UNITS MUST BE ON EITHER HOT OR COLD.

13) LAMINATE FLOOR ON ALL AREAS EXCEPT FOR SECONDARY BEDROOMS; MAN-MADE MARBLE TYPE OF FLOOR ON THE ENTRY WAY AND GUEST BATHROOM.

14) **CERAMIC PAINT** OVERCOATED ON WALL TILE AND TUB IN THE GUEST BATH ROOM AND THE MASTER SHOWER.

15) BOTH TOILETS HAVE THE **NON-SLAM COVER LIT.** HYDRAULIC CLOSING JUST BY A TOUCH, FROM KOHLER MANUFACTURER.

16) KITCHEN SINK IS **NON-FLOODED PROOF** ALSO FROM KOHLER MANUFACTURER (THE BEST IN THE MARKET)

17) CATHEDRAL CEILINGS IN LIVING ROOM AND MASTER BEDROOM, THIS ONE HAS A REMOTE CONTROL CEILING FAN FOR LIGHT DIMMER AND SPEED, FOR **ENERGY SAVINGS.**

18) **I WILL LEAVE IN HOUSE:** THOMAS KINKAID TAPESTRY ABOVE THE FIRE PLACE VALUED AT \$1,500. FIVE PIECES OF FURNITURE IN THE MASTER BEDROOM THAT INCLUDES: ADJUSTABLE TEMPURPEDIC DUAL SEALLY MEMORY MATTRESS WITH REMOTE CONTROL PLUS MASSAGE VALUED AT \$10,000. ONE DRESSER WITH MIRROR \$800 FOR HER AND A 15 DRAWER GENTELMANS CHEST \$800. TWO NIGHT TABLES, \$750 EACH. ONE ON EACH SIDE OF BED. PLUS THE MASTER BED FRAME VALUE AT \$1,500. FORMAL DINING SET INCLUDES CHINA CABINET WITH LIGHTS AND AN EIGHT CHAIR TABLE. **TOTAL VALUE \$20,000.00**

19) WATER FILTRATION SYSTEM INSTALLED.