

IMPROVEMENTS, UPDATES AND MAINTENANCE HIGHLIGHTS

22106 VOBE COURT, KATY, TX 77449

(Per Owner)

Approximately \$180,000 Plus

KITCHEN

12/26/2019 Renovation of Kitchen

Replaced existing countertops with quartz, backsplash with new tile. Installed new flooring, appliances, and fixtures. Painted cabinets.

12/4/2019 New Vent Hood installed over stovetop

11/7/2019 New Garbage Disposal

Insinkerator Badger 5XP-3A. 3-year in-home full service warranty on this model.

11/7/2019 Frigidaire Dishwasher installed

Frigidaire Gallery 49 decibel built-in dishwasher. One-year limited warranty, has been extended thru 9/21/2021.

10/25/2019 Frigidaire Double Oven installed

Frigidaire Gallery 27-in Double Electric Wall Oven w/True Convection Self-Cleaning. One year warranty from purchase, has been extended thru 10/25/2021.

11/7/2019 Frigidaire Stovetop installed

Frigidaire Gallery electric stovetop. One-year limited warranty, has been extended thru 9/21/2021.

BATHS

7/1/2020 Primary Bath and Powder Room updated

Replaced tub/shower with walk-in tiled shower w bench seat & seamless glass. Counters updated with granite & new fixtures. New lights/mirrors in primary.

POOL

7/6/2020 Pool drained, pressure washed and hairline cracks repaired

5/28/2020 Replaced multi-port valve on filter tank

5/17/2019 Polaris booster pump replaced; upper manifold of filter replaced

12/21/2017 Install new pump for filtration system

7/14/2017 Replaced multi-port valve on filter tank. New pump timer.

3/26/2017 New Polaris pool vacuum

2/24/2004 Renovation of pool and deck.

Removed existing deck, tile, and coping; replaced with selected materials. Re-plastered pool. Installed backwash line. Installed waterfall w/plumbing and pump. Included French drain in re-build of deck, four total drains.

HVAC

4/9/2016 2 new A/C outdoor units and coils; wi-fi thermostats, UV lights for intake air, HEPA air filters Daikin 5 Ton and 3 Ton High Efficiency air conditioners

FOUNDATION

- 5/9/2014 Foundation Repair: 13 interior piers
Lifetime and transferrable
- 11/8/2012 Foundation Repair: 9 exterior piers
Lifetime and transferrable
- 9/3/2003 Foundation Repair: 27 exterior piers
Lifetime and transferrable

ROOF

- 9/4/2020 GAF Timberline 30-yr HDZ composition shingles roof
Replaced shingles on roof. Used synthetic underlay, which acts as additional moisture/mold barrier. Additional vents installed to prevent blistering.
- 4/2/2008 GutterMaxx gutters
Self-Flushing Covered System; 5 year transferrable warranty to new owner if home is sold.

WINDOWS

- 4/8/2013 New windows
26 thermally insulated dbl pane retrofit single tilt replacement windows, extra strength low E 366 with Argon. All windows have lifetime frame, screen, and thermal seal warranty.

PLUMBING & ELECTRICAL

- 3/8/2018 40 gal American gas water heater
- 1/24/2013 50 gal Rheem Pro gas water heater
- 11/3/2017 3 new electric breaker boxes installed

EXTERIOR

- 1/12/2019 HardiPlank siding and paint
- 3/19/2016 Sprinkler system and in-line mosquito misting

GARAGE

- 8/7/2017 New garage door opener and coil; LiftMaster 3/4 hp belt drive.