

ADDITIONAL INFORMATION

EXTERIOR UPDATES

- Roof – 2015
- Two new Carrier A/C Heat 21 Seer
Upstairs unit 2017
Downstairs, Dual Zone 2018
- Exterior paint – entire house – 2018
- Leaf Guard Gutters, entire house – 2018
- Driveway Gate and Motor – 2018
- Courtyard Gate and sides – 2018
- Garage Door – 2018
- Custom Chimney Cap -2018
- Entire house new Milgard Double Pane, Low E Windows – 2018
- New Exterior Doors – 2018
Include front doors, glass sliders and side glass, laundry room door, study door, courtyard door
- Landscape Lighting – 2018
- Gazebo (Back Patio) – 2018
- Outdoor Modular Kitchen – 2018
- New Outdoor Lights on House, Garage & Courtyard – 2018

INTERIOR UPDATES

- Wall and attic insulation
First Floor Complete Re-insulation in walls – 2018
- Water Heater – 50 Gallon – 2016
- Entire house re-piped with PEX – 2017
- Water Filtration System and softener – entire house – 2016
- Two new sets of attic stairs with insulated tents – 2018
- Downstairs wired for sound,
Includes living, dining kitchen, primary bedroom & courtyard –
2017 (Allspeakers compatible with Sonos speakers to add
on.)
- 3/8th inch sheetrock on all exterior walls – First Floor, ½ inch
interior walls – 2018
- All new light fixtures – entire house – 2018
- Electrical wiring brought to code by master electrician – entire
house -2018
- Chimney cleaned, repainted, new gas logs – 2018
- Solid wood interior doors added to upstairs and downstairs –
2018
- Oversized crown and baseboards added – 2018
- Custom pantry and master closets added – 2018
- Soft close drawers and cabinets – entire house, kitchen island
has in cabinet pull outs
- All bathrooms remodeled – upstairs and downstairs – 2018

- All new plumbing fixtures – entire house – 2018
New toilets and tubs – upstairs and down – 2018
- New flooring – upstairs and down - 2018
including tile
engineered hardwoods (master and upstairs hall)
carpet – upstairs bedrooms
New subfloor installed throughout upstairs using 3/8”
plywood (no creaking)
- Over and under cabinet lighting in kitchen and laundry – 2018
- Custom painted plantation shutters installed
Primary and upstairs – 2018
- New Kitchen Aid appliances in Kitchen – 2018
Including double ovens
Dishwasher
built-in refrigerator
Sharp drawer microwave in island
beverage fridge in coffee bar
wine fridge – wine enthusiast
- LG Front load washer and dryer – 2018
- New stairs, railings and balusters – 2018
- Lutron light switches and outlets throughout entire house –
2018
Most switchers downstairs have slide dimmers
- New stairs, railings and balusters – 2018
- Lutron light switches and outlets throughout entire house.
Most switches downstairs have slide dimmers

VENDOR INFORMATION

- Appliances and plumbing fixtures throughout entire house (bathtubs, toilets, faucets, LG washer/dryer – purchased from **Ferguson Plumbing Supply**
- Windows and doors – purchased from **Cambridge Windows, Mike Stinson 281-530-8100**
- Light fixtures, switches and outlets – purchased from **M&M Lighting**
- Contract work for entire home – **Jamie Hamre – 281-494-9200**
- AC & Heat installed and maintained 2 times per year by **Fresh Air – 281-499-3511, Sonny Roncancio (owner)** Last serviced November 2020 by Taylor, technician
- Water Filtration/Softener installed and service by **Aqua Systems – 832-731-1293**. Last serviced October 2020.
- Chimney cap and gas logs installed by **Houston Chimney & Wildlife Specialists, Hiram Martinez 281-740-1016, cell 713-855-9540**
- Plantation Shutters, installed by **Blind and Shutter Pro (custom painted) – Vic Mandersheio 281-686-1770**
- Gate (driveway) & Courtyard gate & surround made and installed by **Architectural Fabricators, David – 832-367-3201**
- Inhouse Sound System – **RCCI Custom Audio/Video, Richard Carter – owner - 281-797-3124 and Chris Carter – 281-797-3125**
- All plumbing work performed by **Plumbing Plus, Master Plumbers, Shawn & Cathy Iocco – main number 281-499-5268, cell – 281-831-9612**
- All electrical work performed by **M. Dean Electric (Matt), licensed master electrician, main number 832-274-6081, cell – 281-3279**
- Foundation work around the Study/Garage performed by **Allied Foundation, Lifetime Transferrable Warranty), Drip line installed on advice of foundation company.**