

11507 Island Breeze St, Pearland TX 77584. Here are additional details about the home.

**WHAT IS INCLUDED WITH THE SALE AT NO EXTRA COST:**

- There are 16 Surveillance security cameras that cover the entire compound around the home. This surveillance system is INCLUDED with the sale of the home at no extra cost.
- There is a basketball hoop in the courtyard. This is also INCLUDED with the sale at no cost.

**WHAT IS EXCLUDED from the sale** (these exclusions are also mentioned in the attached sample contract in the MLS listing under agent documents):

- TV Wall mounts
- Reverse Osmosis water filtration system (under the kitchen sink)
- Water softener with Carbon filter, and PH filter.

**UPDATES DONE TO THE HOME**

- The roof was replaced in 2019 – this should lower their insurance costs.
- The fencing was replaced in 2019 – all neighbors cost shared (excellent neighbors).
- The water heaters were replaced in 2017 (Two new 50Gal water heaters).
- The home has 3 air conditioning units. All three are controlled by smart thermostats that can be controlled remotely via Honeywell app, or through Alexa or Google Assistant. One unit (master bedroom unit) was replaced in 2018. The other two units (downstairs and upstairs units) are original units.
- We installed a wall AC unit in the home theater/movie room. We also installed a wall unit in the large bedroom upstairs so our elderly guests would not complain that we had the air too cold or too hot at night!
- The iron entry gate and the 2-car garage are remote controlled via Meross App, or Alexa or Google Assistant. However, we'll include 2 remotes for the garage and 2 remotes for the gate.
- The smart wall light switches throughout the home can be controlled remotely via Meross App, or Alexa or Google Assistant.
- We installed gutters all around the home in 2019 and had the entire Hardi-plank areas around the home including the garage doors re-painted.
- The dryer has both gas and electric connections. The kitchen island also has both gas and electric connections and the existing electric cooktop can be easily replaced with a gas cooktop. We chose electric for kid safety reasons.
- The fireplace is a gas log fireplace with remote control. We had the pilot turned off coz the kids were having too much fun with the remote.

**FOUNDATION WARRANTY**

Due to settling in 2019, the home shifted down towards the front resulting in brick separation and cracks in the ceilings and some of the walls. We hired Dawson foundation and they installed piers throughout the front of the home. These piers are under lifetime warranty which will be transferred to the new owners (documentation and details including pier locations are in the agent document attachment in the MLS).