



5005 Cedar Creek

Updates/Upgrades

All information is per seller

Property listed by Sabiha Rehmatulla

Work completed after Hedderman Engineering Report - February 2nd, 2020:

1. Tile roof repairs completed by **Texas Roofing & Gutters**
2. Three attics cleaning and sanitizing completed by **AAAC Animal Control of North Houston**
3. 5 new Trane 1600 Seer, ACs & Furnace Heat Exchanges installed by **Easy Flow Services** - All systems have a Honeywell Media Filter Kit & Air Scrubber UV Lite Kit (transferable warranty; AC warranty is for 10 years and the heater exchangers for 20 years)
4. Electrical repairs completed by **VNP Electrical**
5. Plumbing work completed by **Max Villegas**
6. Elevator serviced and new valve kit and battery installed by **Lone Star Elevators**
7. Sprinkler system repaired
8. Stucco repairs, flashings added or replaced, and painting completed by **Mr. Stucco** (transferable warranty valid until 12/5/21)
9. Window repairs completed by **Ivan Espinosa Remodeling Inc.**
10. Refrigerator compressor, evaporator and heat exchange replaced by **S & I Appliances**

Miscellaneous Upgrades:

1. (2019) Kitchen remodeled with Quartz countertops, chevron Marble backsplash, new vegetable sink and painted cabinets
2. (2019) Bar remodeled with Quartz countertop and new paint
3. (2020) Powder room remodeled with Quartzite countertop, marble sink, new sconces, new paint and new moulding
4. (2021) Third floor bedroom remodeled with new paint, new fan and new light fixture
5. Four new speakers installed
6. Garage floor flake & epoxy coat completed by **Garage Experts of West Houston**
7. (June 2021) New Jandy JXi, natural gas-fired Poland pool heater

