

# 4802 Holt, Bellaire TX 77401

## Home Improvements and Features

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### HVAC:

- August 2019: New A/C condensers for all three floors (Trane 4-ton, 3.5-ton, 2-ton)
- August 2019: New evaporator coil for 1st and 2nd floors (Trane)
- September 2017: New 1st floor furnace (Lennox)
- June 2017: New 2nd floor furnace (Lennox)
- May 2015: New 3rd floor air handler/evaporator coil (Goodman)

### Exterior:

- Fall 2018: New slate sidewalk
- October 2017: New Liftmaster gate opener\*
- June 2018: New roof (Certainteed Landmark Limited Lifetime, installed by Precision Roof Crafters)

### Pool:

- November 2019: New booster pump for Polaris
- December 2017: New Jandy gas heater and temperature sensor\*
- September 2017: New Jandy Pro Series pump\*
- October 2016: Pool replastered; new tile; new lights
- October 2016: New Jandy iAqualink automation system
- October 2016: New Polaris air blower (for hot tub)

### Appliances:

- Late 2017: \*
  - o New Thermador double ovens, rangetop, built-microwave, dishwasher, warming drawer
  - o New Avallon 302-bottle side-by-side wine cooler
  - o New InSinkErator 1.0 HP garbage disposer
- July 2017: New built-in Kitchenaid 42" refrigerator (claimed in Harvey flood claim; motor not damaged)

### Interior:

- Late 2017: \*
  - o New hardwood floors on the on the 1st floor
  - o New paint throughout 1st floor, stairs, and 2nd floor hall
  - o New kitchen cabinets (top and bottom), quartz countertops, marble backsplash, and Windster range hood
  - o New lower cabinets in den
  - o New lower cabinets/drawers in office
  - o New toilet and vanity in powder bath

\* Repairs/replacements associated with Harvey remodel/damage

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