

1009 Crocker Street

Houston, TX 77019

1. Upgrades and newly replaced items –
 - a. New a/c unit – Installed in 2019. Coleman brand.
 - i. Outside condensing unit, 5 ton, 17-1/2 SEER efficiency rating and pad
 - ii. Inside fan and heater
 - iii. New drip pan with float switch
 - iv. Had summer maintenance checkup 3rd week of April 2021.
 - b. Honeywell a/c control main panel
 - c. Ground floor ceramic tile
 - d. LED flood lights throughout
 - e. Garage door opener mechanism
 - f. Radiant barrier at underside of roof in attic
 - g. Roof ridge vent replaced upon purchase
 - h. Roof tiles reworked/ replaced in 2020 along with general roof maintenance
 - i. Openings in roof/ attic area closed off with mesh grating (rodent protection)
 - j. Front door – Refinished/ stained exterior surface approx. 3 years ago.
2. Inclusions with Sale –
 - a. Entrance semi-round table
 - b. Wall sconces at entrance and 2nd floor guest bathroom
 - c. Chandelier at dining area
 - d. Ornamental wall metal at entrance and master bathroom
 - e. 55” Sony Bravia flat screen TV and wall mounting, plus wiring to cable box area
 - f. Bar stools at kitchen
 - g. Clothes washer and dryer
 - h. Blinds on all windows
 - i. Webber Q3000 gas grill
 - j. Original owner manuals for all included appliances
 - k. Return air filters for a/c ducts.
 - l. Direct-wired security system (ground floor doors and windows), plus glass break alarm.
3. Wet Season Performance –
 - a. Roof has no leaks
 - b. Townhome unit outside of published flood zone. Did not flood during major Harvey rains.
4. Home Owners Association Details –
 - a. Quarterly fee = \$380.00
 - b. HOA responsible for –
 - i. Landscaping - maintenance, sprinkler system, and water
 - ii. Entrance gate
 - iii. Perimeter wall
 - iv. Area lighting.