

## Additional Information per Seller

9534 Winsome Lane

- AAA did foundation work twice. In 2005- 21 exterior piers and in 2020 an additional 13 exterior piers and 16 internal piers. There is a lifetime warranty, but AAA must be notified 30 days after closing and there is a \$200 cost to transfer the warranty.
- After the foundation work the holes in the wood floor were repaired and all of the floors refinished.
- New floor in "Den"
- Larger closets in front 2 bedrooms
- New HVAC from P&M still under warranty. Built in ozone free air scrubber as well, New gas furnace replaced at same time.
- All original ductwork replaced and old insulation all taken out and replaced as well as debris removed from attic.
- When roof was replaced all rotten boards replaced and old roof removed
- Spa has new motor, blower, timer, air button in 2020
- New spa deck
- Sewage line replaced- washer line replaced, old cement line down side of house replaced, line under house in back bedroom replaced by Texas Quality Plumbing and kitchen line replaced in 2020
- New French doors to back yard and new front door
- New microwave mounted above range and new kitchen sink faucet
- Pavers and landscaping front and back. Mature, hardy plants survived big freeze and easy to maintain. Herbs and small garden area around front hill.
- Detached studio/workshop A-frame structure deeded in. Updated breaker box with outlet for a pottery kiln.
- Studio was leveled in 2008.