

8414 Manassas Lane, Houston, Texas 77083

Exterior Features and Improvements

Roof was fully replaced - 05/2009 – 30 year shingles

Full gutters on house (front/back) – gutters cleaned in May 2020

Exterior house painted – 2015

New sewer line from home to city line was replaced June 2019

Custom landscaping installed – July 2019

- New flower beds and bedding plants (Note: Plants damaged by 2021 Winter Freeze have been replaced)
- Stone border
- Red Maple tree

Sprinkler system – 6 zones added July 2019

Large covered patio added - June 2020

- Two outdoor 3-speed ceiling fans with light kit
- Six dimmable LED lights
- Additional 5 outlets
- Hurricane straps on roof

Water faucet in back of house replaced September 2020

Air Conditioner Coils cleaned September 2020

Fresh mulch added April 2021.

Interior Features and Improvements

Flooring replaced July 2019

- Upgraded carpet and padding installed in all bedrooms July 2019.
- Wood laminate Flooring installed throughout rest of the house July 2019

Appliances:

- New electric stove added July 2019
- New *Kitchen Aid* dishwasher added July 2020

New ADA *Toto* commodes added 2019

50-Gallon gas water heater replaced 02/2015. Water heater maintenance conducted by Air-Pro per annual maintenance agreement - September 2020

New gas fireplace logs added November 2019

New double pane thermal aluminum windows added to Master bedroom 07/2018

Interior of house fully/professionally painted, May 19 – 24, 2021

Bedroom carpets professionally cleaned (Stanley Steemer), May 25, 2021

House professionally cleaned, May 26, 2021

Garage, walkways and driveway professionally power washed, May 26, 2021

Additional Facts and Features

This home has never flooded: Hurricane Ike, Tax Day flood, or Harvey.

Winter freeze in 2021 caused pipes to leak in garage and in entry area/foyer. Insurance covered repairs and all repairs are complete; all contractors paid in full (no liens). Pipes **replaced** in affected areas. Sheetrock **replaced** in entire garage (ceiling and walls). Sheetrock **replaced** in small affected area in ceiling in the foyer. No additional damages identified by seller or Insurance Adjusters (Travelers) or claimed. HO Insurance provider covered all damage.

New fence added on south side of yard - 4th quarter 2019. Other fencing in acceptable condition.

HVAC maintained regularly – last checkup July 2020 by Dalton A/C with second opinion from Air Pro August 2020. HVAC system needed no repairs.

Security system wired on doors and windows (was using ADT for monitoring).

Wired for cable in 3 locations (primary bedroom, office/bedroom #3/family room.

Window blinds on west/rear windows.

Home is move-in ready.