

RECENT IMPROVEMENTS/UPGRADES @ 610 WESTCOTT HOME

June 2017	Replaced four (4) neon lights in garage with four (4) LED lights
October 2018	Replace all seven (7) fire and smoke detectors - these detectors typically have a life of 12-15 years - the detectors replaced were original
November 2018	Installed new dishwasher and Moen kitchen faucet (\$1000 project)
December 2018	Replaced and installed new higher efficiency furnace and A/C - new 4 ton A/C replaced original 3.5 ton unit - Both A/C external (condenser) and indoor unit (coil) replaced - new high efficiency gas furnace - \$12,800 project
January 2019	Replaced original roof and installed new roof (\$6600 project)
February 2019	Replace ½ HP garage door opener with new ¾ HP opener
May 2019	Replaced trim molding on GE microwave
June 2019	Installed new frameless shower door w/ 3/8 inch tempered and coated glass (\$2700 project)
June 2021	Painted entire exterior of home with Sherwin-Williams LOXON® exterior acrylic paint (strong resistance to mildew found in humid climates--\$6900 project)

OTHER NOTEWORTHY FEATURES:

1. **This property has never flooded** despite Harvey (August 2017) and two other 500-year storms in recent years ("Tax Day" flood/April 2016; "Memorial Day" flood/May 2017).
2. The front wall of all homes in the community have stucco exteriors (remaining walls constructed with Hardie panels) but **there has never been any stucco repair or replacement required for any home since homes were constructed in 2005/2006**. (the front walls face west and as a result there is no potential for moisture buildup or accumulation).