



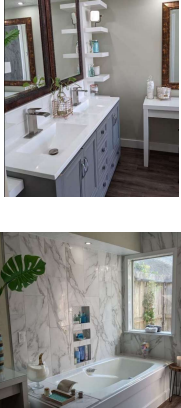



18518 Ella Blvd, Spring Texas 77388
 PROPERTY INFO AND CONCESSIONS

UPGRADES	DESCRIPTION	COST / LOCATION / ETC
	<p>Hardie Plank Siding</p> <ul style="list-style-type: none"> • Installer: Total Exterior Construction® • Included Fascia, Soffits, Gutters • Installed over AMMO/Tyvek house wrap 	<p>\$7,867</p> <ul style="list-style-type: none"> • Installed 2005 • Home Exterior Back Side (remaining 3 sides – gray brick)
	<p>Water Heater</p> <ul style="list-style-type: none"> • 40 Gallon • Gas • Brand: Bradford White® • Installer: Service Express® 	<p>\$609.45</p> <ul style="list-style-type: none"> • Installed 2005 • In Attic
	<p>Kitchen Sink & Countertops</p> <ul style="list-style-type: none"> • Installer: Home Depot® • Undermount Pegasus Granite Slate Sink • Silestone Countertops & Backsplash • Color: Diana Pearl 	<p>\$2,969.20</p> <ul style="list-style-type: none"> • Installed 2006
	<p>Automatic Garage Door</p> <ul style="list-style-type: none"> • Installed by Crown Door® • 10 Year Part Warranty • Model: Sear / Windsor • Craftsman® 315 MHz Door Opener 	<p>\$746.92</p> <ul style="list-style-type: none"> • Installed 2006
	<p>Roof Repairs</p> <ul style="list-style-type: none"> • Quality Tile Roof Company® • Tile Replacements after Hurricane 	<p>\$2,769</p> <ul style="list-style-type: none"> • Completed 2012
	<p>Windows & Doors - Renewal by ANDERSON®</p> <ul style="list-style-type: none"> • High performance Smart Sun, Energy Efficient, Tempered Glazing, (including hardware, locks, thresholds, screens). • (2) Picture Windows - Formal Dining Rm • (1) Sliding French Patio Door - Kitchen • (3) Double Hung Windows - Guest Bdrm • (1) Sliding Window - Guest Bedroom • (2) Sliding Windows - Living Room 	<p>\$18,280.80</p> <ul style="list-style-type: none"> • Installed 2012
	<p>Formal Dining Set Table, Chairs & Hutch</p> <ul style="list-style-type: none"> • (2) Armed Dining Chairs • (4) Side Dining Chairs • Buffet w/ 3 Drawers & 2 Doors • Hutch w/ Glass Shelving • (2) Table Extension Leaves 	<p>\$600</p> <ul style="list-style-type: none"> • Purchased from home sellers in 2016 (Original Purchase price over \$5,000).
	<p>NEST® Learning Thermostat</p> <ul style="list-style-type: none"> • Mounted & Hardwired • Accessible via device and/or phone 	<p>\$255.74 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2016

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	<p>NEST® Protect Smoke & Carbon Monoxide Alarm</p> <ul style="list-style-type: none"> • Battery Powered (AA) • Thinks, Speaks, and Alerts your Phone • Accessible via device and/or phone 	<p>\$107.17 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2016
	<p>NEST® Outdoor Security Camera</p> <ul style="list-style-type: none"> • Mounted & Hardwired • Faces Front Entry • 10-day history recorded w/ subscription • Accessible via cell phone 	<p>\$213.43 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2016
	<p>Refrigerator – Samsung Twin Cooling Plus®</p> <ul style="list-style-type: none"> • 25 cu. ft. Large Capacity, Stainless Steel • 4-Door French Door • External Water & Ice Dispenser • Flex Zone Control w/ Energy Saver 	<p>\$2,700 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2016
	<p>LG® Washing Machine & Dryer</p> <ul style="list-style-type: none"> • 4.3 CU FT Washer – Direct Drive • 7.4 CU FT Electric Dryer – Sensor Dry • Front Loading 	<p>\$1,543.72 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-installed 2016
	<p>Plumbing - French Drain</p> <ul style="list-style-type: none"> • A/C Plenum to Exterior on Master Bathroom Side of the house • Installer: Military Air® 	<p>\$595</p> <ul style="list-style-type: none"> • Installed 2018
	<p>Garbage Disposal – Roto Rooter®</p> <ul style="list-style-type: none"> • Badger® Insinkerator 	<p>\$182.35</p> <ul style="list-style-type: none"> • Installed 2019
	<p>Dishwasher – Home Depot®</p> <ul style="list-style-type: none"> • GE®, Ultra Quiet - 50 dBA • Stainless Steel Tub & Steam Prewash • Top Control panel (vs. visible exterior) 	<p>\$621.16 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2019
	<p>Air Conditioner – One Hour AC & Heating®</p> <ul style="list-style-type: none"> • 4 Ton Carrier 14 - Full System • Furnace, Condenser & A/C unit with slab • 10 Year Full Part Warranty • 10 Year Compressor Guarantee • 20 Year Heat Exchanger Guarantee 	<p>\$8,856</p> <ul style="list-style-type: none"> • Installed 09/2019 • Next to Master Bathroom Fence
	<p>Various Home Improvement Projects</p> <ul style="list-style-type: none"> • Skylight Remodel & Feature Wall • Baseboards, Crown Molding, Quarter Round, White Paint and Paint Supplies • Rolling Kitchen Cart w/ Butchers Block • Kitchen Cabinet Paint Upper & Lower • Electrical Wall Outlets, Switches, Plates • Light Fixtures throughout house – NOTE: (4) Skylight Entry Lights & (1) Light 	<p>\$ 3,473.14 (excluding Labor)</p> <ul style="list-style-type: none"> • 2020 - 2021

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	<p><i>above the Living Room Fireplace have a Nighlight feature, double click light switch to activate nighlight.</i></p> <ul style="list-style-type: none"> • Room Darkening / Sheer Curtains • Exterior Yard Mulch, Plants, Projects 	
	<p>Guest Bathroom Remodel – Lowes®</p> <ul style="list-style-type: none"> • 24” Gray Cromlee Vessel sink, Brushed Nickel Faucet and Drain • Roveland 36” Mirror – Stainless Steel • Jacuzzi® Dual Flush Elongated High Efficiency Toilet 	<p>\$791.15 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2020
	<p>Master Bathroom Remodel – Home Depot®</p> <ul style="list-style-type: none"> • Roman Tub Faucet - Sir Faucet® • Glacier Bay® Double Sink, in Sterling Gray w/ Cultured Marble Vanity • (2) Waterfall Sink Faucets – Escutcheon, Brushed Nickel & Pop-Up Drains • Glacier Bay® Dual Flush Elongated High Efficiency Toilet • (3) IKEA® Hanging Wall Shelving Units • Dressing Table Vanity with Glass Top • (6) Torchstar® 3” LED Lights • Includes Plumbing, Cement Board, etc. 	<p>\$3,680.48 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2021
	<p>Tile – Floor & Decor®</p> <ul style="list-style-type: none"> • Master Bathroom Shower & Tub • Calacatta Dali® 12” x 24” Ceramic Tiles • Includes, Redguard®, Morter, Grout, etc., Tile & Trim behind Vanity Sink 	<p>\$767.76 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-installed 2021
<p>SW 6162 Ancient Marble</p>	<p>Custom Paint – Sherwin Williams®</p> <ul style="list-style-type: none"> • Interior Color: SW6162 Ancient Marble • Emerald Brand – Satin Finish 	<p>\$559.19 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-installed 2021
	<p>Microwave – Black & Decker®</p> <ul style="list-style-type: none"> • 1.6 Cu Ft., 1,000 Watt • Over-the-Range w/ Top Mount Air Vent • Stainless Steel 	<p>\$239.40 (excluding Labor)</p> <ul style="list-style-type: none"> • Self-Installed 2021
	<p>Flooring - NuCORE®</p> <ul style="list-style-type: none"> ➤ 6.5mm Rigid Core Luxury Vinyl Plank ➤ Natural Cork Backing ➤ Multi-Layer Anti-Microbial Coating ➤ 100% Waterproof / Superior Durability ➤ Lifetime Residential Warranty ➤ Vendor: Floor & Décor ➤ Color: Cheyenne 	<p>\$2,343.14 (excluding Labor)</p> <ul style="list-style-type: none"> • \$53.40 per box • 38 boxes installed • Self-Installed 2021, covers entire home (except kitchen - terracotta tile).

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	<p>Custom Built Fireplace</p> <ul style="list-style-type: none"> ● Free Standing ● Blue Ceramic Tile – Floor & Decor® ● Media Storage behind removable door 	<p>\$500</p>
	<p>Kangaroo Paws (Anigozanthos Flavidus)</p> <ul style="list-style-type: none"> ➤ Low maintenance ➤ Low watering requirements ➤ Blooms late Spring to early Fall 	<p>Front Flower Bed (in front of the garage)</p> <p>Multiple throughout garden Age: 2-years-old</p>
	<p>Inch Plants (Tradescantia Zebrina)</p> <ul style="list-style-type: none"> ➤ Low maintenance ➤ Low watering requirements ➤ Blooms early to mid-summer 	<p>Front Flower Bed (in front of the garage)</p> <p>Multiple throughout garden Age: 2-years-old</p>
	<p>Flame Mimosa Trees (Mimosa Tenuiflora)</p> <ul style="list-style-type: none"> ➤ Low maintenance ➤ Low watering requirements ➤ Blooms May to August 	<p>Front Flower Bed (in front of the garage)</p> <p>Quantity: 2 Age: 2-years-old</p>
	<p>Muskogee Crape Myrtle Tree</p> <ul style="list-style-type: none"> ➤ Low maintenance ➤ Low watering requirements ➤ Blooms June to October 	<p>Back Yard (corner fence next to garage)</p> <p>Quantity: 1 Age: 6+ years old</p>
	<p>Crape Myrtle Bushes</p> <ul style="list-style-type: none"> ➤ Reaches over 15-20 foot tall ➤ Provides great privacy ➤ Blooms mid spring to late summer <p>* Died during Feb '21 frost, most regrowing</p>	<p>Back Yard (along most of back fence line)</p> <p>Quantity: 5+ Age: 6+ years old</p>
	<p>Star Jasmine Plant</p> <ul style="list-style-type: none"> ➤ Smells INCREDIBLE when in bloom! ➤ Technically the neighbors, so no maintenance! 	<p>Back Yard (along the master bathroom side property fence line).</p>
	<p>Jasmine Vine</p> <ul style="list-style-type: none"> ➤ Low maintenance ➤ Low watering requirements ➤ Blooms early spring to mid-summer 	<p>Front Entry (planted on the lattice)</p> <p>Quantity: 1 Age: 1-year-old</p>