

Updates for property located  
3810 Marywood Drive, Spring, TX 77388  
by current owners Dave and Frances DeHart

- **ROOF:** 5/15/2015. Total replacement due to hail damage. Claim filed and paid by Travelers Insurance. 25 year GAF architectural shingles with lifetime transferrable warranty within 60 days of property transfer. Registration Number: SH0150027702. 10 year labor warranty: Roof Guys, Cherie Smith, 281-895-8011.
- **HVAC:** 1/4/2019. Total replacement of AC/Heat system plus cutoff breaker at outside unit. System installed by Bradbury Brothers – 281-651-5484. Bryant Warranties: 10 year: compressor, coil, parts, 20 year heat exchanger. Registration Number: Z003924144146B. Regular semi-annual maintenance inspections performed with no issues.
- **WINDOWS:** 3/2016. Total replacement of all windows by Window World (713-264-0074) with double-pane energy efficient Argon filled, vinyl double-hung windows. Lifetime transferrable warranty includes Parts (vinyl or mechanical), glass seal, glass breakage and labor at no cost. \$50 transfer fee within 30 days of property transfer date.
- **PATIO DOOR:** 12/2018. Total replacement of patio door by Window World (713-264-0074) with double-pane, energy efficient vinyl door. Lifetime transferrable warranty includes Parts (vinyl or mechanical), glass seal, glass breakage and labor at no cost. \$50 transfer fee within 30 days of property transfer date. 713-264-0074
- **LAWN SPRINKLER SYSTEM:** 7/9/2018. Leland Anderson Licensed Irrigator (dba Fix It Remodelers) 713-899-0872. Complete yard irrigation system, 6 zones for complete lawn and bed coverage. Rainbird products.
- **POOL & EQUIPMENT:** Resurface cool deck 2022. Replace main pump motor and multiport valve 2020. Pentair filtration tank rebuilt 2021. Re-plumb filter plumbing (due to freeze) 2021. New filter grids 2020. Resurface gunite pool 2010. Weekly service by Blue Science Pools. 855-339-7665.
- **ALUMINUM GUTTERS:** Seamless 5" Aluminum Gutters with 3x4 downspouts: 3/17/2021. Full home coverage of 153 ft. includes leaf guards. Berger Home Services. Lifetime warranty. 832-447-1444.
- **PATIO AND SIDEWALK:** 8/2021. Hernandez Concrete Services. 832-797-5899
- **GARAGE DOOR:** Genie ¾ hp TKC Belt Drive Opener 2018 for whisper quiet operation. Garage door springs replaced 2020.
- **WATER HEATER:** 4/12/2012. 40-gallon GE water heater. New copper flex connections. 12 year manufacturers warranty.
- **FOUNDATION REPAIR:** 8/22/2006. 13 Piers. Allied Foundation Specialists – Lifetime transferrable warranty.

## OTHER IMPROVEMENTS

- **MASTER BATH:** Remodel includes LVT flooring, floating shelving, medicine cabinet/mirrors and KOHLER Highline Comfort Height, canister dual-flush (water saver) toilet with slow close seat. Installed new cutoff valve. 2019
- **GUEST BATH:** Remodel 2022. Updates include: Texture and paint walls, vanity sink countertop, KOHLER Highline Comfort Height, canister flush (water saver) toilet with slow close seat. New cutoff valve.
- **FLOORING:** Mannington laminate flooring in entryway, all hallways, dining room, kitchen, and family room. 2010
- **KITCHEN:** Remodel items: Tray ceiling with LED Lighting. Sink. Granite look Formica countertops and Glossy Glass/Stone Marble Wall Tile backsplash. Refinish cabinets including new drawer/door pulls. Whirlpool WHED20 under sink dual stage drinking water filter system. 2018
- **FRONT PORCH/ENTRY:** Full view vinyl storm door. 2018
- **OUTDOOR STORAGE:** 6x6 walk-in storage building with floor. 2012
- **CEILING FANS:** All bedrooms and family room.
- **SECURITY LIGHTING:** Auto on/off LED lighting on front porch. Back yard/pool area full coverage LED auto on/off. 2021
- **MAILBOX:** Locking "anti-theft" door for secure mail delivery.
- **POOL LANDSCAPING:** 2022 Replaced all Oleander plants (killed by freeze) along full length of pool.

## WILL CONVEY TO NEW OWNER

- **DISHWASHER:** High end Stainless Steel "SilencePlus 44dba" by BOSCH. Installed 10/2017. Will convey to new owner.
- **RANGE:** Stainless steel GE electric range featuring dual element self-cleaning convection oven, 8" power boil element. Will convey to new owner.
- **RING DOOR BELL:** Includes Ring "Chime Pro" Wi-Fi extender. Will convey to new owner.
- **PATIO GARDEN:** Fountain with new motor/pump 2020. Will convey to new owner.
- **POOL EQUIPMENT/SUPPLIES:** All chemicals, basketball net, leaf net, Polaris pool vac. Will convey to new owner.
- **ALL WINDOW TREATMENTS:** Blinds, drapes, curtain rods etc. Will convey to new owner.