

House Information  
13706 Cypress Pond Road  
Cypress, TX 77429

Air conditioner #1 (behind garage) July 2020  
Rheem, 14 SEER  
Model no. RA1630AJINA  
Serial no. W212018027  
Coil replaced July 2020

Air conditioner #2 (side of house) 5/1/2009  
Tempstar 2200, 12 SEER, 2.5 ton  
Model no. TCA236AKA4  
Serial no. L021421194  
4Ton Coil April 2010

Air conditioner #3 (side of house) 6/8/2011  
RUUD 4 ton compressor 13 SEER  
Model no. 13AJA48A01757  
Serial no. 8346W461009303  
4 Ton Coil April 2010

Heater #1 (above laundry room)  
Goodman 4/5/1995  
Model no. GMP050-3  
Serial no. 9504009669

Heater #2 (upstairs main attic)  
Goodman 10/27/2004  
G1N80BT075D16B01A  
Serial no. 1604D09162

Heater #3 (upstairs main attic closest to attic stairs)  
Goodman 10/27/2004  
G1N80AT075D12A-2  
Serial no. 1603K24961

Gate motor replaced 7/19/2012-Mighty Mule 500

Driveway and front sidewalk sealed and painted 2019

Automatic landscape lighting updated 2020 with LED lights

Radiant barrier and added insulation in attic; added soffit vents 2011; extra insulation added to attic space above the laundry room 2021

New roof, English Grey Slate composite shingles, January 2015 by Southern Roofing  
832-622-7472

Window cleaning  
Clear Horizons  
713-6-WINDOW (713-694-6369)

Pool built in 1998 by Cypress Custom Pools  
Pool sweep 5/28/2018 (purchased from Pinch-A-Penny)  
Fountain motor replaced 3/18/2018  
Resurfacing done 3/8/2011  
Pool automation done July 2019 by Poolwerx with the addition of a high efficiency heater as well as a high efficiency, variable speed main pool pump/motor

Navien tankless hot water heater 3/2009  
Hot Water Guys

Wood Fence replaced 4/10/2012

Gutters installed by The Gutter Man 1995

Study, either side of front door, landing, dining room, upstairs front bedroom, kitchen and breakfast area windows tinted 2003 by Sun Pro

Windows replaced by Anderson Windows in game room, guest room, and driveway side bedroom in 2013, with double paned insulated windows.

Wood floors sanded, stained, polyurethane applied 2007-2008 by Garcia Floor Sanding 281-890-6056

Kitchen remodel May 2013-enlarged size of island top, painted cabinets, replaced all countertops with granite; new sink; new appliances

Primary suite bathroom remodel December 2012

Better Choice Lawn care, \$40 weekly  
3530 Avalon Castle Drive  
Spring, TX 77386  
281-704-0771  
Will plant shrubs, mulch, clean flower beds, etc. if you ask

Window cleaning  
Clear Horizons  
713-6-WINDOW (713-694-6369)

Champions Tree Preservation  
Trims Oak trees and pines every 2-3 years; can feed them too  
281-320-8201

Paint colors Sherwin Williams (extra paint can be found near appropriate use areas)

Guest room-Blue Danube

Gest bathroom-Jacaranda

Study-Santorini

Dining room-Poinsetta

Trim/spindles-Alabaster

Cabinets in Kitchen and breakfast area, peninsula-Divine white

Ceiling in Kitchen/breakfast area-Divine White

Walls family room, kitchen, living room, front hall-Whole Wheat

Kitchen island/peninsula accent-Whole Wheat

Primary bathroom walls- Latte Rev

Primary bathroom cabinets-Kaffee

Exterior house trim-custom (see formula that is included)

Behr paint:

Jack and Jill bathroom-

2 bedrooms upstairs-Tin Foil N500-3