

Gravity drains and sump pump – 2021

- New construction on both side of us changed the drainage pattern, resulting in excess runoff into the side yard by the pool (not a drainage easement). The City, Builder, & HOA would not help resolve the issue, so I had this system professionally installed.
- Series of drains feeding to a sump pump to discharge water back to the street
- Controls drainage during light rains, and helps the yard drain quickly after heavy rains
- Note: side yard does get a lot of runoff from the neighbors, but it has never flooded the pool. Absolutely no danger of flooding to the home...this is merely to help the yard drain quicker after heavy rains.

HVAC Upgrade – 2019

- Original system never cooled enough in the summer, so we had an independent audit done on the size of the system and heat load of the house.
- Turns out the system was slightly undersized
- Installed a new Trane system on the downstairs and moved the Lennox system that was on the downstairs, to now serve the upstairs. Added 1 ton of cooling and now system cools properly in the summer.

Custom Lagoon Style Pool by Wise Pool Company of Conroe – 2017

- ~32'x28', ~22,000 gallons. Depth ranges from 3.5' to 6'
- Flagstone Coping, Patio Inlay, and Steps to House
- 5 ton moss rock waterfall
- Huge sunshelf for tanning or shallow play time with kids
- Built in seating throughout with entry/exit at the deep end
- SunDeck concrete finish to patio, walkway, & screen patio floor
- Dual main drains for safety
- Polaris pool vacuum
- Autofill tied into house water supply
- Upgraded pebble plaster with abalone shells for extra sparkle
- Pentair equipment including, cartridge filter, variable speed pump, color LED lights, Heat Pump (heat pump to heat and cool the water temp), & easy touch control panel with Alexa enabled automation that can be controlled with your phone via app.

Patio Extension – 2017

- First extension of the patio 6 months prior to installing the pool.
- Including steps to patio, walkway to gate, and trash can pad

Screen in Patio – 2016

- Brick knee wall added to match existing home brick
- Patio enclosed with aluminum frame and screen

Landscape lights – 2015 front yard, 2017 back yard

Window Tint – 2015

- Most of the 1st floor windows have professionally installed window tint

Iron Entry Gate – 2015

Other items: Wifi capable sprinkler system, smart switch in garage for automated exterior lights, smart thermostats, extensive landscaping, shoe molding added to base boards, new paint in 2021 Kitchen, Dining, Master, Living Room Accent Wall.