

Items of Note:

46 Combwell Garden

- **New Tile and Hardwood in kitchen and living – 2018**
- **3 AC units – One unit had Evaporator coil replaced in 2022. Serviced twice a year by Air Specialist and Air Conditioning Company, Inc, Pearland, TX 713-733-9241**
- **Saltwater Pool Installed 2015 serviced weekly by Reeds Pool Service – 832-725-3025**
Recent work:
08/30/2022 – Replaced power center for salt system. One year warranty that is active and transferable.
06/02/2021 – Replaced 2HP motor and seal plate on filter pump. Two year warranty that is active and transferable.
- **Fence replaced on 3 sides – 2022**
- **Roof replaced 2017**
- **Did not flood in Harvey**
- **Water Heaters replaced in 2020**
- **Epoxy Floor in garages done in 2022**
- **Downstairs Bedroom with Bathroom – Bath remodeled 2020**
- **Downstairs ½ Bath remodel 2019**