



1419 Ellis Grove Lane Rosenberg Tx - List of Improvements

Vivint whole house security system (installed on all windows and doors)

- a. 3 - external cameras
- b. Multiple internal alarms

Programmable keypad entry on 2 of the garage doors and 2 - garage door openers

2 – New 40-gallon gas water heaters, valves and venting installed by JR Plumbing – Feb. 2023

New kitchen touchless faucet installed by JR Plumbing - 2022

HVAC annual maintenance performed by All-Cool A/C and Heating February 2023

- a. 2 – Trane Furnaces
- b. 2 – Trane Air Conditioning Units

New A/C coil installed by All Cool A/C & Heating - 2022

New Low Profile exterior lighting and New porch ceiling fan/light installed 2022

New separate electrical line for damp and wet location installed in rear planting bed for pond pump/seasonal lighting, etc. - Solar fence lighting installed 2021

House exterior painted 2022 leaving 1 NEW gallon of exterior, one gallon of interior wall paint and 1 gallon of Cedar fence stain

Several boxes of replacement floor tile available

Pest control is *completed quarterly* by White Knight Pest Control for house and exterior property

Rodent prevention by Preferred Pest Control 2021

New Rainbird turf sprinkler system installed in 2021 by Leopold Sprinkler.

- c. Leopold Sprinkler performs annual maintenance.
- d. New FEBCO backflow preventer and vacuum breaker installed 2021

Yard service is twice per month by Eduardo's Landscaping Service

New cedar mulch installed in all exterior tree and planting beds February 2023

- a. Landscaping service mows and trims grass and bushes
- b. Installs mulch and weeds planting beds