

7626 Virginia Water Lane
Houston, TX 77095
Major Replacements/Upgrades/Updates

AC/HEATER

- 12/2015 – Replaced upstairs furnace
- 12/2020 – Replaced downstairs 4-ton evaporator coil, replaced upstairs condenser & evaporator coil.
- 5/2023- Complete inspection of upstairs & downstairs AC & furnace units.

ROOF

- 5/2020 – Replaced roof with new decking & GAF shingles. (5-year workmanship warranty-JP Roofing).

POOL

- 5/2018 – Replaced Pool Cleaner pump.
- 6/2020 – New plaster surface and deck.

WATER HEATER

- 6/2018 – Replaced w/new 50-gallon water heater

INTERIOR

- 1/2020 – Complete kitchen & wet bar remodel. Redesigned kitchen, replace counters with granite, new tile backsplash, cabinets & hardware, under cabinet lighting, sink, plumbing & light fixtures, recessed lighting added, paint, replace dishwasher.
- 1/2020 – Dining room & entry hall ceiling retextured and painted, woodwork & window trim, paint, & light fixtures.
- 2/2022 – Upstairs remodel. New bathroom counters, light fixtures & faucets. Bedrooms & game room replaced carpet, light fixtures, & paint. Replaced attic ladder.
- 6/2023 – Master bedroom. Paint walls & ceiling, replace electric plugs & switches. New ceiling fan w/light fixture.

EXTERIOR

- 8/2014 – Replaced siding, wood, window trims, light fixtures, gutters, weather barriers, paint.
- 1/2017 – Replaced driveway gate operator
- 7/2017 – Replaced back wood picket fence.
- 3/2020 – Replaced side wood picket fences. (Both sides, including fence around pool equipment and trash area).
- 4/2020 – Power wash siding, seal, & paint.
- 12/2021 – Replaced front door, & installed new slate front entry.
- 6/2023 – Power wash siding, replace trim, seal, & paint.

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Current Services

POOL

Clean & Clear Pools – Weekly service (Monday AM). (713)466-1607. \$227.31/mo.

LAWN

All In One Lawn – Weekly service (Saturday AM). (713)857-0454. \$25/week. Juan.

PEST CONTROL

Champions Pest Control – Quarterly service. (281)370-5678.

SECURITY ALARM SYSTEM

Alert 360 – Monitored with glass breakage and door sensors. \$56/mo.

IRON GATE

Automatic Gates & Fencing – Bill Powers. When needed. (713)299-7070.