

**3011 Willow Oak Lane
Sealy, TX
77474**

Supplemental Information

A. Upgrades and Maintenance

- New carpeting throughout 2017, upstairs painting, plumbing repairs throughout where necessary
- Biweekly professional cleaning throughout
- Single occupancy (second bedroom downstairs used for business purposes)

B. Roof

- Whole roof was replaced in June 2023 (sourcing and warranty available)
- Gutters replaced with wider version all around lower level (May 2022).
- Leaf guards throughout (May 2022)
- Downspouts have splash stones

C. Windows

- Renewal by Anderson Aug. 2009 (25 y Express Limited Warranty – transferrable; original sourcing available)

D. Garage

- Floor has been epoxy-coated, base boards and crown molding
- Doors: center has been replaced; sides have been upgraded
- Electric door openers (4) have been reprogrammed, outside keypads are in working conditions and correctly coded.
- Water heaters (two 50 gal) 4 years old and pipes have been fully insulated
- Hot water circulation is timed for electricity economizing.
- Refrigerator to stay

E. HVAC

- All 3 compressor units new in 2017 (still under warranty)
- Recent extensive duct work in attic to reduce losses of hot or cold air circulation
- Recent installation of new air handler to increase efficiency (still a work in progress) – electricity usage in close range to published average usage for houses of similar size (Reliant) – except for bathroom usage.

F. Kitchen

- All appliances less than 7 years – (sparely used) stove top replaced 2 years ago.
- Under sink drinking water filtration

G. Pool

- New variable speed Pentair Intelliflo VSF main circulation pump (June 2023)
- Weekly professional service.
- Various upgrades over the past seven years – in-pool light, railings, automatic pool cleaner,

H. Intercom

- New and upgraded in 2017 – new main station in 2023 – new doorbell linked to intercom

I. Security System

- Brinks, new ~ 2021, downstairs doors, windows, fire alarms, motion detectors, three outside cameras,

Review Cost of Improvements

(traceable sourcing, 2/25/2024)

| Approximate Date | Cost \$\$ | Description |
|------------------|--------------|--|
| April 2022 | 3,005.- | Kitchen: Cooktop |
| April 2023 | 637.- | Polaris pool cleaner |
| Aug. 2017 | 2,550.- | Miscellaneous labor and consultation charges |
| Aug. 2017 | 1,799.- | Refrigerator |
| July 2017 | 23,219. - | Remove wall between family room and office-library (major modification for more open spaces) |
| June 2017 | 21,876. - | Master bath (tub and installation) |
| June 2017 | 3,419. - | Kitchen: Oven microwave combination |
| June 2017 | 1,529.- | Kitchen: Dishwasher |
| June, 2017 | 8,871. - | Library room (addition to Mother-in-law, office suite) |
| Sept 2017 | 1079.- | Washer |
| Sept. 2017 | 1079 | Dryer |
| May 2022 | 2,842.- | New pool pump |
| Oct 2017 | 909.30 | Pool railings |
| Oct. 2017 | 3,500. - | Two 50gal Water heaters |
| Oct. 2023 | 2,947.- | New garage door |
| Oct. 2023 | 724.- | Garage door upgrades (springs, automatic openers) |
| Oct/ 2017 | 9,740.- | Decorating: carpets, painting |
| Oct 2017 | 2,085.- | Intercom (complete replacement) |
| Sept. 2023 | 750.- | Replace main unit at intercom |
| Nov. 2023 | 450.- | Doorbell (replacement and link to intercom) |
| Nov. 2017 | 12,000 | HVAC 3 compressor units (Goodman) |
| Aug 2020 | -- | Brinks alarm system (75.-/Mo) |
| Nov. 2023 | 43,033 | Roof replacement |
| Nov. 2021 | 14,145 | Leaf filter gutter protection |
| | | |
| | 153,411.3 | |