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To: _____

From: **Greenwood King Properties** _____ (Broker)

Property Address: **10011 Holly Springs Drive, Houston, TX 77042** _____

Date: **4/7/2024** _____

(1) Broker obtained the attached information, identified as **Improvements(2 pages)** _____

from **Seller** _____

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **N/A** _____

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Greenwood King Properties _____

Broker

By:  _____
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Receipt of this notice is acknowledged by:

Signature Date

Signature Date

10011 Holly Springs Drive | Improvements

Major Systems

- HVAC :
 - Condenser – 5-ton TRANE (2017)
 - Furnace – Goodman (2011)***
- New ductwork (2017)
- Navien Tankless Water Heater (Installed 2016)
- Electrical is a combination of 3-wire grounded system and 2-wire ungrounded system
- Roof (2009)
- PEX Water Supply Plumbing (2016)

Recent Improvements

- Landscaping revamped (April 2024)
- New kitchen faucet (March 2024)
- Certain gas lines replaced (March 2024)
- Gas system tested and inspected (November 2023)
- Replaced refrigerator (January 2023)
- Replaced dishwasher (January 2022)
- Front room bookshelves (February 2022)
- Backyard turfed (January 2022)
- Columns replaced (July 2021)
- Sprinklers redone (August 2020)
- New grass in front yard installed (May 2020)
- Front gutters with leaf guard installed (February 2020)
- Repair wood rot, repaint entire exterior (February 2020)
- New master bath vent (January 2020)
- Rewire lighting in attic (2019)
- Sprinkler repair (Fall 2019)
- New garage side fence (August 2018)
- New washer/dryer (August 2018)
- Paint whole house interior, crown molding to baseboards (August 2018)

10011 Holly Springs Drive | Improvements

Major Renovations (per prior Seller):

- New fence (September 2017)
- New Trane Air Conditioning System (September 2017)
- All ductwork and air vents/registers replaced (2017)
- Freshwater supply plumbing replaced in (June 2016)
- Tankless gas hot water heater installed (June 2016)
- Extensive living area renovation (June 2016)
 - Kitchen, sunroom gutted to studs
 - Custom cabinetry with soft-close drawers/doors
 - KitchenAid Artisan refrigerator (2023) and wine fridge (2016)
 - 48" Wolf dual-fuel range with griddle and six burners (2016)
 - Vent-a-hood 48" vent (2016)
 - Carrera marble countertops (2016)
 - Shaw's Original farmhouse sink (2016)
- Bathrooms upgraded in 2014 and 2016 — Both bathrooms gutted to studs with complete plumbing replacement
 - Both have dual sinks with Restoration Hardware vanities in both and Carrera marble counters
 - Carrera marble herringbone floor in master
 - Custom frameless glass shower in master
 - California faucets for all bathroom hardware
 - LED lighting throughout (interior and exterior)
 - Custom pantry/cabinetry in laundry
 - Hardwoods throughout, tile/marble in wet areas
- Electric driveway gate with remote entry and battery backup (will open close 10-12 times in power outage); New garage door and garage door opener (2015)
- New roof installed in 2009
- No Harvey flooding or seepage into house.
- Exterior walls cut and tested for moisture post-Harvey