

16229 Singapore Lane, Jersey Village, Texas

- UPDATES
- ✘ EXCLUSION
- ✓ INCLUSION
- OPTIONAL INCLUSION



Whole House

- Re-pipe using Pex Piping system, eliminating galvanized iron pipe. lifetime warranty transferable
- New electrical panel with whole-house surge protector 2022
- All plumbing fixtures upgraded
- AquaTex Kinetico water softener and prefiltration system which is water-driven no electronics. Extra pre-filters are included
- Exterior waterlines and water softener are heat traced for freezing conditions. Plug-in ready.
- Extra HVAC air filters are included
- Dual solar-powered attic fans
- Radiant barrier roof decking
- All new interior and exterior doors
- ✘ Staging Décor/Artwork

Windows

- Primary and upstairs bedroom leaded glass windows - custom polycarbonate magnetic inserts professionally manufactured and installed, for additional energy savings and soundproofing while maintaining the decorative aesthetics of the leaded glass
- Insulated windows installed by Window World with transferable lifetime warranty

Insulation/Energy Efficiency

- Additional insulation added to all attics and living room wing walls
- Odor Stop Ultraviolet Air purifier with 16" bulbs in HVAC system
- Insulated boot on interior attic staircase door
- 2 Nest Thermostats (Upstairs/Downstairs)

Electronics/Security/Lighting

- Electrical Plugs in the ceiling of most rooms for installation of wall-mounted televisions. equipped with built-in for automatic "on and off" timers
- Wireless security system from Point Security With 100% coverage including garden shed
- Kwikset Smart Lock system - anytime effortless re-key of locks/short term access keys for contractors and guests
- LED lighting systems (front and rear porch lights, eave lights, backyard string lights, decorative pool bar lights, outdoor kitchen lights, pool light, landscaping lights etc.)
- AT&T fiber internet installed (new owner account required)
- ✓ Ring Video Doorbell mounted at front door
- ✓ Wisenet Camera System - 16 perimeter cameras installed and DVR
- ✘ Ring Security cameras
- ✘ AT&T Fiber & Apple WIFI Routers
- ✘ Backup Battery & Samsung Hub for Automation

Primary Bedroom

- ✘ TV & Soundbar
- ✘ Driftwood décor
- ✘ Can lights
- ✘ Sleepnumber Bed

Primary Bath

- New frameless glass shower enclosure
- Rain showerhead with additional, handheld showerhead on separate controls
- ✘ TV

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Kitchen

- ✓ New appliances - gas cooktop, electric stove, garbage disposal, dishwasher
- ✓ Samsung French door refrigerator included with house

- LED Undercabinet and plate rail lighting system
- Automatic LED lighting system in pantry

Living Room

- Ceramic gas logs in the fireplace
- Dual ceiling fans remote-operated (remotes mounted on living room wall)
- Curtain open/close automation

- Living room prewired for 7.1 surround sound speakers
- * Speakers
- (**Optional** 86" LG television above fireplace available for purchase pre-mounted above fireplace \$3,000.00)

Staircase

- Stair treads, risers, wrought iron spindles

- Upstairs landing through bathroom laminate flooring

Formal Dining

- * Exercise Equipment

Upstairs Media Room

- ✓ 7.1 surround system prewired in media/game room u/s with 7.1 Sony speakers and two subwoofers

- ✓ 50" Samsung plasma 3D television with 2 pairs of 3D active-shutter glasses.
- ✓ Framed movie posters & theater decor

Outdoors

- Carvestone pool deck installed in 2018
- Granite countertops
- All 12 volt outdoor lighting powered by two (2) Intermatic PX300 12 volt 300 watt transformers located inside garage
- Sink with running cold water at bar area
- Covered Outdoor Kitchen Area for BBQ Pits
- Custom LED lighting at bar, outdoor kitchen, yard/flower beds
- Retractable shade sail over pool with ratcheting mechanism for quick raising and lowering
- All lighting poles and pool shade sail poles are sleeved and easily removable
- New Cedar Privacy fencing 7' tall surrounding backyard
- Garden shed with electricity (220v & 110v) and lighting

- ✓ Decorative water fountain features are included
- ✓ Patio furniture and Fire Pit
- ✓ Weather station (with display inside house)
- ✓ Coolaroo Butterfly Patio Cover with planter bases
- ✓ Outdoor bar area with 8' Coca-Cola & 4' Dr Pepper sliding glass-door beverage coolers
- ✓ Scotsman Ice Machine
- ✓ 7-barstools
- ✓ 24" flat screen television, 50" flat screen television, Bose speakers at bar installed & receiver in garage for bar area
- * Antique Peddle Car
- * (Pits/Grill not included)
- * Neon Signs at Bar
- * Potted plants around pool
- * Wind Chimes and Decorative Pieces at Bar
- * Antique Glider Seat

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Pool

- Equipment electronic timer system which can be programmed for 18 different “on and off” cycles for energy conservation.
- Equipment under cover
- Multistage Pentair pump; Jacuzzi Multicyclone 1st stage filtration; Pentair DE (Diatomaceous Earth) filtration system
- Pentair Rainbow auto chlorinator; Electronic “magnetic pulse” water softener
- “Skim-A-Round” skimmer baskets. Extra prefilter skimmer socks included
- Pentair Intellibrite 5G Color Pool Light & Pool landscape lights on 12 volts around water
- New “Pebbletec” pool plaster and glass tile surround 2022

Garage

- MotoFloor Modular Garage Flooring
- Garage Master Flow 1500 CFM Power Roof-Mount Attic Fan with Humistat/Thermostat
- Keyless, electronic keypad access garage entry door and overhead garage door
- * Ladders and Step Stools in Garage