

Property Condition and Update Report

4426 Nina Lee Lane Houston, TX 77092



General Updates:

- Roof Replacement: April 2020
- AC + Compressor and Coil Replacement: May 2020
- Hot Water Heater Replacement: May 2020
- Furnace Replacement: May 2020
- Wood Floors: 2015

Appliances (2022):

- Dishwasher: Replaced
- Food Waste Disposers: Replaced
- Range, Hood, and Exhaust Systems: Replaced

Foundation Inspection: attached

- Date: August 14, 2020
- Inspector: Todd Goodwin, TREC # 21218
- No significant negative deflection in the foundation; the slab appeared to be functioning properly at the time of the report.

General Inspection Report: full report available upon request

- Date: July 21, 2020
- Inspector: Todd Goodwin, TREC # 21218
- Various updates and repairs made:
 - Soffit: Secured, replaced, and painted to prevent water and pest intrusion.
 - Weather Stripping: Replaced at the back door.
 - Door Lock: Bottom lock at right back door replaced.
 - Kitchen Sink: Bottom panel replaced during renovation.
 - Electrical Panel: Fully labeled and replaced to avoid overloading circuits.
 - Tree Limbs: Removed to prevent interference with service wires.
 - Meter Box: Mast replaced to secure connection.
 - Breakers: Replaced to address rust and corrosion.
 - Wiring: Aluminum to copper pigtails installed throughout the home.
 - Recessed Lighting: Replaced in the kitchen during renovation.
 - Smoke Alarms: Installed in all bedrooms and hallways, and replaced where necessary.
 - GFCIs: Some installed in recommended locations.

Invoices Summary: available upon request

- Kitchen Renovation (September 9, 2020): \$10,131.00
- Electric Work (March 26, 2024): \$8,143.05
- Bathroom Renovation (January 14, 2023): \$2,385.00

Note: The above information is based on the data provided by the sellers. Additional invoices, inspection reports, and information are available upon request.