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To: \_\_\_\_\_

From: CB&A, Realtors (Broker)

Property Address: 13310 Misty Hills Dr Cypress TX 77429-3568

Date: 06/06/2024

(1) Broker obtained the attached information, identified as  
**Improvements per Seller**

from  
**Sellers: Monica and Alejandro Rodriguez**

(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:  
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**CB&A, Realtors**

Broker Authentisign

By: Callie Smith 06/06/24

Receipt of this notice is acknowledged by:

Signature : \_\_\_\_\_ Date

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# APPLERIDGE

REALTY GROUP

## 13310 Misty Hills, Cypress, TX 77429

### HOME IMPROVEMENTS SINCE 2011

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#### Air Conditioning, Heating, and Air Ducts

- Downstairs A/C Unit replaced (2015) and Dual Capacitor/Compressor Saver installed for increased efficiency and less energy consumption (2020)
- Upstairs A/C Unit replaced (2017) and Compressor Saver installed for increased efficiency and less energy consumption (2020)
- All air ducts replaced (2017) and thorough air duct cleanings performed (2019, 2023)
- Both downstairs (4-ton) and upstairs (3-ton) furnaces replaced – Armstrong brand with 10-Yr Parts Limited Warranties (2023)

#### Bathrooms

- Complete renovation of each bathroom inc. new toilet, sink(s), paint on walls and custom cabinetry, countertops, subway tile in shower(s), sconce lighting, bathroom hardware, etc.:
  - o Master bathroom (2014) inc. Carrara white marble countertop installation, reconstruction of shower to include dual shower heads and glass door, wallpaper installation, custom (Serena & Lily)
  - o Secondary bathroom (2017) inc. Career white marble countertop installation
  - o Third (downstairs) bathroom (2016)

#### Bedrooms

- Complete renovation of each bedroom inc. new paint and/or wallpaper, installation of recessed lighting, and new hanging or flush light fixtures, etc.:
  - o Master bedroom (2019) inc. custom woodwork on ceiling and grass cloth wallpaper (Serena & Lily)
  - o Secondary, Third, and Fourth bedrooms (2019)

#### Floors

- Pre-engineered hardwood floors installed throughout downstairs (with exception of utility room) and along staircase/upstairs hallway (2011)
- New carpet installed in all upstairs bedrooms (2017)
- Ceramic mosaic tile (hexagon) installed in all bathrooms (2014, 2016, 2017)

## **Kitchen**

- **Partial renovation inc. refinish and repainting of custom cabinetry, installation of recessed lighting, new microwave, new electric stove-top, counter-depth refrigerator, and custom-built nook over refrigerator (2023)**

## **Pool**

- **Pool floor/walls replastered, and non-slip tiles inserted as accents (2016)**
- **New pool filter and Polaris installed (2016)**
- **Custom-designed 'Katch-a-kid' safety net installed (hook outlets around pool and net to fit) (2012)**

## **Roof**

- **New roof installed (2015)**

## **Sunroom/Family Room/Optional Guest Room**

- **New ceiling fan installed (2023)**
- **New paint, recessed lights installed, and custom built-ins added to closet for storage space (2023)**

## **Yard(s)**

- **Front-yard landscaping upgrades, inc. flagstone-stacked border around beds, flagstone and river rock borders near home structure to minimize dirt return on house/windows when it rains, and "Rain Bird" automatic sprinkler set (2023)**
- **New and improved inter-home median installed, including large pavers and river rock, to facilitate easy access to and through side gate (2023)**

## **OTHER**

- **New sconce lighting installed: office (2020) and mantle lighting over chimney (2023)**
- **New gallery lighting fixture installed: foyer/entry way (2023)**
- **Wet bar in living room converted to a custom-built in wine rack and wine glass display/holders (Pottery Barn materials) (2023)**