

New driveway installed April 2024.

Service conductors raised, new meter box, new breakers, surge protector added, and amps upgraded to 150 in December 2021;

New plumbing installed in laundry room along with a "Big Tub" installation. Gas capped in laundry room and new dryer 220 plug installed by an electrician.

Fully-renovated primary bath (2024); Fully-renovated guest bath (2021)

New 16 x 14 Studio Shed in the backyard with City of Houston permitted electrical, ethernet cable, premium bosch mini-split, and rockwool soundproofing insulation (\$25k value) installed in 2022;

New Trane Furnace and Coil and plenum (2023);

New Cabinets, granite countertops, and cooktop installed in 2021; Refrigerator water line installed 2021; extensive pull-out cabinet drawers (soft close), new large/deep sink and premium water faucet installed 2023; under-cabinet lighting (with smart plugs) and new kitchen light installed 2024

Seller's Disclosure yes items:

Section 3: Previous Foundation Repairs: seller before us had foundation work done. We transferred the warranty (15 year)

Previous treatment for WDI --- when bathroom was renovated there may have been carpenter ants (there were none visible and no visible damage from WDI, but the area and property was nevertheless treated for carpenter ants.

Previous Roof Repairs: there were several places where wood in the roof had cracked. Those spots that were found on the inspection report were found and repaired.

The hot tub needs about \$800 worth of repairs