

120 Thunder Valley Dr, Tomball, TX 77375

Following were completed during 2023 and are included in the sale:

1. R&R all items identified on our purchasers' inspection report in early 2023
2. Complete new rock and landscaping in both front and back yards
3. Sherwin Williams Loxon XP Stucco recoated on all exterior stucco
4. Metal roof prepped and repainted with SW Bond Plex Marine Coating
5. All exterior Trim repainted
6. Installed larger gutters in some places; gutters installed all around the home
7. Installed Leaf Guard on all gutters
8. Installed new cabinets in laundry room
9. Installed new shelving in garage, upstairs closets and downstairs vestibule closet
10. Installed new 108" ceiling fan in Living Room and new outdoor fan on back patio
11. Custom adjustable cedar privacy shutters installed on back patio
12. Black out remote-controlled shade installed on back patio for additional privacy
13. Entire interior repainted
14. Installed plantation style shutters throughout the entire home
15. New upgraded pad/carpet installed on stairs and throughout the upstairs
16. Installed two large Electric Lighted Aria Mirrors in the Primary Bathroom
17. Entire upstairs floor decking was screwed down and leveled prior to installing new carpet
18. Generac 26KW whole house generator installed with automatic transfer switch
19. Three new HVAC Units installed:
 - a. Upstairs unit upgraded with new 3 ton variable speed American Standard unit
 - b. Installed new ductless Mitsubishi Mini-Split in Garage
 - c. Installed new ducted / hidden Mitsubishi Mini-Split in Primary Bedroom Suite
20. Two 60"H x 30"W x 24"D fireproof safes installed as follows:
 - a. Gun / Valuables safe under the stairs in Safe Room
 - b. Jewelry safe with custom felt-lined drawers in Primary Bedroom Closet
21. Installed double utility sink in garage
22. Installed 2.5 gallon under-sink water heaters to provide instant hot water to the kitchen sink, primary bathroom sink and garage utility sink
23. Removed original fireplace and installed new X Linear Fireplace with black tile from floor to the 22' high ceiling in the Living Room
24. Installed all new upgraded contemporary LED light fixtures from Carol's Lighting throughout the entire home
25. Extra LED can lighting installed where needed
26. Installed upgraded lighting in closets, garage and kitchen pantry
27. Installed camera system with 3 cameras including DVR and monitor (WiFi)
28. Installed New Generation Alarm system with remote monitoring (WiFi)
29. New Samsung Washer and Dryer included with purchase
30. Foregoing items / upgrades cost a total of \$284,000