

## 368 Forest Hills Drive

### Main House

- \* French drains was installed on street side of the house, to help water flow move faster towards the lake.
- \* Installed proper drainage pipes on several retaining walls on the parking area and on the retaining walls in the front of the home. To also help standing water drain from around the house and to keep standing water pressure off the walls.
- \* Security cameras where installed around the Main House. And installed Simplisafe security System in 2025.
- \* We do have a Water Softener that was installed in the Well House. Which feeds both houses with water. And there is a Osmosis system set up at the kitchen sink.
- \* The Main House had a flat seam roof which was outdated. In May of 2023, we replaced with a pitch roof. In doing so we found, by an engineer, that the house has steel girders in the ceiling. Which allowed us to be able to support the new roof with no stress on the home.
- \* Lake Livingston Septic has installed a new grinder pump, on the septic system, about 4 years ago and also replaced main pump motor. The system is checked quarterly.
- \* The main well was replaced in 2020. The depth is about 300+ feet deep. Well water is better and cheaper than having the city furnish us water.
- \* Installed extra blown in insulation in attic.
- \* There is a light switch on every wall in that house. And in some rooms, certain lights can be operated by 2 switches.

### Guest House

- \* New roof was installed May 2023
- \* Pier and beam home.
- \* Supplied by the same water well and same septic system.
- \* Has central air unit and also a window unit which helps adequately cool on summer days.
- \* Has extra blown in insulation in attic.

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### Gazebo

- \* New roof installed May 2023.
- \* Heated salt system hot tub. Maintained weekly by Backyard Oasis if you desire to do so.

### Boat House

- \* Lift for one boat and 2 jet skis. Built in 2016. Electric lifts and cables properly maintained.
- \* Storage area for fishing equipment, rafts, boating supplies, etc..
- \* 2 ladders access to lake.
- \* Electric pressurized water pump installed using lake water plumbed for rinsing decks, cleaning boating , operating sink.