

Additional Information on 1707 Alcorn Bayou Drive

1.) New Roof by Brinkmann Roofing - 2024

GAF Timberline AS II - Warranty - Paperwork available. Special discount (\$500) by Home Owners Insurance for Hail Damage for up to 1 1/2 Inch hail. Near Top of the line shingles (documents available)

2.) 2017 - Full home Natural Gas Generator (Kohler) 20KW - 18KW Effective. Auto Stop and Start within 15 seconds. Totally integrated to the whole home breaker panel with extra surge protection for both AC Compressors. We have a service contract with the installer/Seller for 6 years which is good until Feb. 2026. Quality Home

3.) 2016 Water Softener, Quality Air and Water - Includes feed to the Pool as well as all water for home.

4.) 2019 Apex Insignia Triple Pane Composite Windows. Easy Cleaning Inside and out.

Apexenergygroup.com

Indiana, USA. - October 2019

5.) 2014 Replace Entire House Breaker Panel, plus whole home surge protector.

6.) 2019 Replaced all ductwork for both HVAC Systems.

7.) 2025 Replaced entire upstairs HVAC System with high efficiency unit, and upgraded from 2.5 Ton to 3 Ton unit to improve cooling in home.

8.) 2025 Replaced AC Surge Protectors for both units outside - 3 Year Warranty with Generator Company.

9.) 2016 Replaced Downstairs AC compressor unit with high efficiency system.

10.) Lifetime Transferable Foundation repair with Jerico (trustjerico.com) phone: 713-772-7522

Jerico will change warranty to new home owners upon request.

11.) 2021 Replaced any original home siding with James Hardie Plank on the house and where needed on the Garage. Painted entire exterior of the home as well

12.) Kitchen Remodeled in 2017 and in 2025 Replaced Wall Microwave / Oven Combination in 2025.

13.) Floors replaced downstairs in 2022 with Quick Step Laminate 4-6 Mil Poly Laminate in living and dining areas

14.) 2022 Porcelain Plank Wood Grain Installed in Study.

15.) 2021 (Approximately) New Pool Filter

- Samsung Refrigerator 28 cubic feet (approx. 15 years old) included with the house \$500. (Ice Maker does not work but water dispenser works)
- Samsung Gas Dryer 7.2 cubic feet with 8 drying cycles (approx. 4 years old) included with the house \$250
- Simple Safe Base Station and both contact points and laundry room window stays, new owners will have to register, it costs about \$39/month for 24/7 monitoring