

Seller's Disclosure Addendum

List of Major Improvements (Minor Improvements are not listed here)

This house has been renovated with the owner's intention to remain in Houston. Plans have changed and now it is an opportunity for the new owner to buy a fully renovated home with the highest standards in materials and workmanship – This listing is unique; this is not a flip.

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| <ol style="list-style-type: none">1. New Roof2. Reinforced Foundation 2021 (With life Warranty and with an Inspector's Approval Report 4 years later on 2025).3. New - Very Strong – Commercial-Rated Luxury Vinyl Planks – First Floor4. New High Quality Underlayment and New Carpet – Stairs & Second Floor5. New Luxury Tiles on the Fireplace6. New Bathroom – Master<ol style="list-style-type: none">a. Floors – Tilesb. Baseboard – High Tilec. Counter tops – Quartzd. New Sinkse. Cabinets – New Paintf. New Shower – Luxury tile with artistic accent tilesg. New Shower and Bathtub Niches – with accent tilesh. New Thick & Strong Tempered Shower Glassi. New and separate Bathtubj. New Faucetsk. New Shower Headsl. New Light Fixtures7. New Bathroom – Second Floor<ol style="list-style-type: none">a. Floors – Tileb. Baseboard – High Tilec. Counter tops – Quartzd. New Sinkse. Cabinets – New Paintf. New Shower – Luxury tile with artistic accent tilesg. New Shower and Bathtub Niches – with accent tilesh. New Bathtubi. New Faucetsj. New Shower Headsk. New Light Fixtures | <ol style="list-style-type: none">8. New Half (Guest) Bathroom – By the Entrance Hall<ol style="list-style-type: none">a. New Floors – Tileb. New Baseboard – High Tilec. New Sink and Pedestald. New Faucete. New Light Fixtures9. New Kitchen Counter Tops - Quartz10. New Kitchen Appliances11. New Paint on Kitchen Cabinets12. New Kitchen Sink & New $\frac{3}{4}$ Horse Power Garbage Disposal13. New Kitchen Commercial and Luxury Faucet14. Water Heater 2018 with New Anode installed in October 202515. New beautiful rock garden in the front – Low maintenance with minimum or no watering required.16. A ring of new sod around the whole house and a backyard clean and ready for you to start your new garden projects (sprinkles installed and ready)17. New Fence18. Soundproof/Safety Windows in the Master room and the Large Room Upstairs19. New Exterior Paint (Pressure Washed & Siding Maintenance Performed)20. New Interior Paint – Note Beautiful Color Combination <p>All these improvements and renovations together with the beautiful, original and proven architectural design make this home a unique opportunity for the next owner.</p> |
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