

**STEVEN AND REBECCA LOPEZ
10203 NOBLE POINTE COURT
SPRING, TX 77379**

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RENOVATIONS/UPGRADES/REPLACEMENTS/ADDITIONS TO HOME/PROPERTY

EXTERIOR OF HOME AND GARAGE

Constructed 40' x 20' pool (9' deep) and spa in 2020 (The Pool Man, Tomball, TX)

Installed custom pavers and gravel to/around pool equipment including 6' stained fence with shade sail to protect equipment

Installed four (4) custom planters with drip irrigation and drains on top of pool pedestals

Installed custom natural gas fire pit and seating (matching pool)

Installed outdoor hot water shower (Rheem tankless water heater in garage) for pool users

Installed new Rachio 12-zone irrigation controller in garage

New 520' fence (6' height) and staining

Replaced live oak tree with Crepe Myrtle as shade for patio seating area

Planted ten (10) ligustrum plants along inside of fence to yard for privacy

Replace three sections of wood fence and gates with wrought iron fences and gates

Installed surge protectors on both outdoor AC units

Installed outdoor Water Softener and Reverse Osmosis (kitchen sink)

Installed two new garage doors (16' and 8') with Liftmaster openers

Installed new aluminum ladder (lighter and stronger than wood) to garage attic (350 lb capacity)

Leveled all sections of driveway and walkways by pressure injection of foam; sealed all joints and cracks

Extended all gutter downspouts of house to underground drains

Installed 4" hard drain lines with basins (every 8-10') along fence lines on both sides of home for efficient water drainage

Painted exterior of home and garage

Extended back patio 24' length by 8' width with outdoor ceiling fans, outdoor speakers, lighting and electrical outlets (to add power shades) and gutters and downspouts

Installed 24 kw Generac backup generator in 2022 (10-year warranty)

Roofing company organically cleaned roof and applied vegetable oil rejuvenation with 10-year warranty (2023)

INTERIOR OF HOME

Renovated primary bathroom with stand-alone soaking tub and tiled shower with dual shower heads and frameless glass enclosure and door

Replaced two vanities in two second floor bathrooms, and vanity tops in two bathrooms with quartz tops (one on first floor and one on second floor)

Installed frameless shower door in hall bathroom shower on first floor

Replaced all faucets and hardware in bathrooms, kitchen, and laundry room with Delta faucets and hardware

Installed Shaker-style mirrors in all bathrooms

Recarpeted home (2200 sq ft) with premium Berber carpet

Upgraded spiral staircase with red oak treads

Replaced all windows in home with Pella's highest-rated Impervia Fiberglass windows

Installed Graber window treatments throughout home and Power Shades in primary bathroom

Installed custom cabinet retractable drawers in kitchen

Installed sink and added cabinets in laundry room

Installed new aluminum ladder (lighter and stronger than wood) on second floor to attic (350 lb capacity)

Converted second floor desk nook into storage closets with double-door access

Painted interior of home

Installed solar exhaust fan in attic

Replaced/Expanded/Re-routed air ducts and widening return air openings in the attic for more heating and cooling efficiency

Upgraded GE gas cooktop on island with stainless steel Kitchen Aid gas cooktop

Installed two IR mold spore air scrubbers in attic

Installed electronic door locks on all garage and house exterior doors

NOTES:

Brink's Security System is connected to three (3) outdoor high-resolution cameras and video doorbell (2-way communication). Buyer can sign a monitoring agreement if desired.

Terminix – perimeter if home is protected by termite bait stations that are checked by a technician once per year. Home also has regular Terminix pest control treatments.