



5614 Wimberly Briar, Fulshear, TX 77441

## List of Upgrades & Improvements- Page 1

- Roof (Feb 2026), GAF Armour Shield ASII with class 4 Impact Resistance for Hail (the best in the market) with 50 year transferable warranty coverage.

### Interior

- Fresh interior paint throughout (2026)
- Fresh paint to baseboards and interior / exterior doors (2026)
- New LED recessed lighting in pantry (2024)
- Main Door, upgraded to solid iron door / Pivot type. (San Marcos Iron Doors) (2024)

### Kitchen

- Kitchen tile floors grout replacement (2026)
- New garbage disposal (2024)
- Reverse osmosis water purification system (2017)

### Primary Closet (walk-in)

- Additional shoes / purses rack added on the left side of the closet

### Pantry

- Additional shelving was added on the left side for increased capacity



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## List of Upgrades & Improvements -Page 2

### Major Systems

- Upstairs HVAC system replaced (2025)
- Water softener added (2015)

### Energy Efficiency & Smart Features

- Dual-panel windows maintenance and replace metal screens (2026)
- Smart thermostat installed (2021). Three areas.
- Fully owned 64 Solar Panels (Hanwha) delivering an estimated 23Kwh. 2 Solar Edge Inverters
- Fully owned Two (2) LG Solar Batteries for home powering during blackouts.
- Connection available for EV Vehicle in Main Garage
- Two (2) Solar Attic Fans (2024). Useful to lower attic temperature during warmer months

### Exterior

- Pool 35.5 long, 17.5 wide, 21000 gal. Spa 6 Hydro-air jets, in-floor / pop-up nozzle cleaning system, heater (pool & spa), lights (pool & spa)
- Front Yard, Stone Landscaping improvements with auto-lighting activating at dawn (2025)
- Wood Fencing updated & painted (2026)
- Mosquito outdoor insect misting system installed by MosquitoNix (2020). Need to install a hose around the home perimeter for the misting system to work. The main misting container and computer are available and operable

### Additional Features

- myQ smart garage door opener system for the two garages
- SimpleSafe active wireless security alarm system.
- myQ wireless cameras installed around the home
- Spalding basketball hoop with solid concrete base
- Epoxy floor installed in both garages