

1310 Kipling Street

HVAC

The main house has electric AC and gas heating, with separate units for first and second floor. The garage apartment has its own separate all electric AC/heating system. All the HVAC systems have been replaced since 2021.

We have been on a maintenance contract for 20+ years with Airtech (713-699-0623) who will have the warranty details.

Hot Water

The main house hot water tank is in the attic and is heated by gas. The tank was installed in 2025 by Sebastian Merrell Plumbing (503-702-3627), who'll have the warranty details. The garage apartment has its own separate electric hot water tank, located in storage room accessed from the backyard.

Swimming Pool

The pool is chlorine with DE (diatomaceous earth) filter. There is a main filter pump plus an ancillary pump for the Polaris leaf vacuum system. All the pool services are in shed at end of yard. There is also an outdoor WC, for use with the swimming pool.

Typically the intake filter needs to be emptied of leaves every day or two, and chlorine tabs need to be replaced once a week. The filter needs back washing and new DE every 4-6 weeks. Also once a year Butchers Pool Services (713-622-9766) do a full service.

House Siding and Roof

Roof shingles and house siding were installed in 2005 by Mendoza Roofing. The original wood siding was replaced with Hardy-plank, and full insulation was added to all the walls.

The attic insulation, for house and garage apartment, was replaced in 2025 by Payless Insulation (281-667-5602).

Internet

The house has an AT&T fiber optic cable.

Doors

The ground floor front and back doors plus back bedroom doors were all replaced in 2024 by Jason Hayden (713-513-0665)

Garage Apartment

The garage apartment is on its own separate water and electric meters. At present it has a tenant who pays \$900pcm plus bills. Access is by side gate from street and side door, ensuring privacy for main house. There is a separate door directly into the yard, which is not used at this time.

Pest Control

For last 20 years we've used Terminex (888-494-8893) for termites, who do an annual inspection, plus **Kuehn** (713-666-4757), who spray for cockroaches every 3 months.