

Updates & Improvements:

- New A/C evaporator coil in attic with 5-year warranty (Jan 2025)
- A/C system updates:
 - Exterior compressor replaced (Jan 2025 – ~1 year old)
 - Zoned ductwork (~1 year old)
 - Rheem equipment throughout
 - Furnace & blower approx. 10 years old
 - Serviced by Spring Branch Air & Heating
- USA-made PEX plumbing (updated)
- Roof replaced in 2018 (30-year roof, 30-year warranty + lifetime color warranty)
- Hardie plank siding (2018)
- Travertine floors
- Crown molding
- Quartzite countertops
- Stainless steel undermount sink
- Frameless glass walk-in shower (Primary Bedroom)
- Engineered wood flooring (Upstairs)
- Double-pane windows
- Energy efficient LED lighting
- Whole-house carbon water filtration system & water softener (2022)
- Water heater gas (2018)
 - 12-year parts warranty
- Electrical panel upgraded and brought up to current code
- Full-house surge protector (installed in garage – 2026)
- Oversized garage with 20x10 workspace
- Cedar-lined closet (upstairs)
- Certificate of Mold Damage Remediation (2018)
- Structural Evaluation of Existing Foundation (2018)