

**1046 W 23rd Street, #C
Houston, TX 77008**

Home Improvements & Upgrades

Roof

- New Roof (2022)

HVAC System

- New HVAC system (Train, 2022)
- Biannual maintenance and regular filter changes
- Ductwork cleaned and re-sealed

Stucco

- Stucco remediated
- Improved soffit detailing (front and back) for better drainage

Flooring

- New hardwood floors (first floor)
- New carpet (second floor)

Appliances (2022–2023)

- Washer and dryer
- Dishwasher
- Stove and microwave
- Kitchen refrigerator
- Third-floor beverage cooler

Interior Updates

- Interior walls and ceilings painted (2022)

Security

- Alarm system purchased and installed

Windows

- Second-floor window replaced

Garage

- New garage door opener
- Added shelving in garage

Electrical

- Whole-home surge protector installed
- New LED lighting throughout
- Select light switches upgraded with dimmers
- New ceiling fan in primary bedroom
- Garage lighting repaired

Plumbing

- Water heaters flushed twice
- First-floor tub faucet replaced (with hot and cold line repairs)
- Gas pipe repaired at front of house (long-lasting material used)
- Gas cap added to outdoor balcony pipe
- New third-floor toilet
- New primary shower
- New kitchen faucet

Exterior

- New landscaping
- Termidor perimeter treatment
- Ongoing pest control and prevention
- Siding repaired and reinforced

General / Handyman Work

- Added shelving in second-floor bedroom closet
- Closet shelving repaired and reinforced (secured to studs)

All information provided is per seller and to be verified by buyer