

## 13414 Nevermore Dr, Cypress, TX 77429

### Home Upgrades, Maintenance, and Notes for future buyer

- New roof (2026)
- New HVAC (2026)
- New paint (2026)
- New carpet (2026)
- New kitchen tile (2026)
- 3 New ceiling fans (2026)
- 8 New lights (2026)
- Modernized fuse-box (2026)
- A new Trane A/C and furnace has been installed, affording the buyers a 10-year warranty on both compressor and parts and 1 year labor after they register the 4-ton unit with Trane. (2026)
- A new privacy fence has been installed around the pool pumps and outside A/C unit.
- A new fuse-box has been installed outside the pool enclosure next to the electric meter. (2026)
- Fences installed around the backyard (2017)
- Reinforced aluminum enclosure around the swimming pool (2015)
- Furnace (2015)
- Culligan water system installed (2012)
- House repiped (metal pipes replaced with modern materials) after the Freeze
- New ductwork, flue, and insulation (2022)
- Automatic sprinkler system installed (2013)

#### Notes

- The smart lights in the kitchen can be controlled through a cellphone using the QR codes in the kitchen drawers near the sink.

1. The control unit for the Hunter sprinkler system is located in the garage.

2. If the sprinkler system or the garage door opener stop working, reset the SDI outlet in the Master Bathroom to restore power.

3. The seller left the garage door opener on the kitchen cabinet.