

Concerning the Property at:

13102 Springmint Ct, Cypress, TX 77429

Below is a list of upgrades to the property provided by the previous owner in 2020:

- All 3 air conditioners/heaters both interior and exterior units were replaced with Lennox Sear 20 units with a 10-year transferrable warranty
- Installed a Generac whole home 25k generator
- All 3 hot water heaters were upgraded to 50-gallon 10-year warranty hot water heaters
- Replaced the pool heater, pool pump along with adding a secondary for the Polaris cleaner, and pool lighting was upgraded to LED
- Installed new fence in the backyard
- Installed all outdoor landscaping LED lighting front and rear
- Upgraded prior sprinkler system to smart home Rachio system
- Resurfaced garage floor with 2-part epoxy with 10-year warranty
- Replaced oven with new GE Wi-Fi control 5-year warranty
- Installed new ice maker which produces Sonic style ice
- Installed recessed LED lighting throughout house (all lighting is LED)
- Installed Xfinity alarm and cameras
- Whole house Lutron smart wire switches (all lighting can be controlled via Alexa, google, or phone)
- Purchased new chandelier for entrance way
- Master bedroom closet fully gutted and replaced flooring
- Installed master closet system
- Upgraded intercom system

Additionally, since 2020, the following additional upgrades have been made to the property:

- Completely remodeled upstairs bedroom and bathroom and turned it into a second primary suite with an ensuite bathroom (to include jetted jacuzzi tub and double sinks)
- Installed custom recess behind television in primary bedroom
- Replaced exterior fascia
- Installed custom, built-in pet kennels in laundry room
- Installed cabinetry in garage
- Installed paved stepping and Blackstar gravel throughout the pool equipment area wrapping around to pool decking
- Treated pool decking with H&C Cool Feel coating that has Comfort Step technology that reduces the surface temperature of the deck
- Installed whole-home water filtration system and reverse osmosis system
- 2025- roof replaced
- 2025- pool resurfaced