

MAINTENANCE & UPGRADES - 4910 CULVER LANE,
ROSENBERG 77471

- Full CEDAR Fence, including 2 gates (2024 - \$5,500) 10 Year Warranty
- Removed 50' Front Yard Oak Tree with roots close to foundation (2025 - \$1,100)
- Replaced Sprinkler Controls with Updated Electronics (2025 - \$390)
- Replaced and Updated Back Flow Preventer Sprinkler System (2025 - \$340)
- Replaced Entire HVAC System Upgraded to 3.5 Ton including Heater, Electronic Thermostat, Full Exhaust System Change out, and Drip Pan with 10 Year Warranty (2025 - \$17,400)
- Installed Two Whole House Surge Protectors (2025 - \$500)

- Installed Engineered Wood Flooring throughout home (2023 \$15,000) **Note: Shaw Wood Product manufactured in 2022, has 6 boxes of wood in closet if ever need to repair floor)
- Replaced Front and Back Windows - Window Doctor with 10 Year Warranty (2025 - \$4,500)
- Repaired Roof and Replaced All Flashings (2024 - \$1,200)
- Replaced Front Door with Solid Wood Door with Lead Glass Window Insert and Hardware (2024 - \$1,500)
- Sealed and Painted Pergola (2025 - \$1,900)
- Painted Garage Door and all Surrounding Wood (2025 - \$450)

- Replaced all Expansion Joints on Driveway and Sidewalks (2026 - \$900)
- Installed Carvestone to Front Walkway and Rear Patio (7 Year Warranty – Late 2025 - \$7,400)
- Both bathroom toilets replaced with chair height toilets (2025 - \$1,000)
- From projects Sellers kept track of, this is \$59,080 worth of maintenance and upgrades