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& CO.

FAITH.
INTEGRITY.
PURPOSE.

PROPERTY

Upgrades & Exclusions

9319 FILAREE RIDGE LANE | HOUSTON, TX 77089

PROPERTY UPGRADES

	ROOF	May 2026 – Randalls Roofing Warranty TDI, 10 Year Workmanship
	HVAC & FURNACE	March 19, 2020 Manufacture Warranty ?
	GARAGE DOOR WARRANTY	01/2024
	SURVEY	Available
	SPRINKLER SYSTEM	Not connected to city water line
	FOUNDATION	Done – Dura Pier – 11/2024 Warranty
	CARPET – GRADE	2024 – 6# Padding
	REFRIGERATOR	2025
	WASHER & DRYER	Convey
	GUTTERS	2021 – All around the house No Warranty – With Leaf Guard
	WATER HEATER	2023 – AO Smith Signature 100
	BLINDS, CURTAINS	Stay
	HARDWARE	On Cabinets
	MASTER BATHROOM	Updated – Quartz
	CAMERAS	Owned Cameras – Exclude DVR
	PIANO	Optional
	KITCHEN – WINE REFRIGERATOR	In Lieu of Dishwasher No Dishwasher
	TOILETS	Replaced – 2024
	SHINGLED PATIO	With Foundation 15'x40' w/ Ceiling Fans, Wired, LED Lights, Shades Screen Manual
	SHED	Conveys
	LANDSCAPING	Upgraded Landscaping – Tons of Privacy
	WINDOWS	Updated Windows in the 2nd Floor
	FLOORING	No Carpet on the First Floor



EXCLUSIONS

- ✗ DVR (Cameras)
- ✗ Generator
- ✗ BBQ / Outdoor Furniture
- ✗ Other Personal Items
Not Listed as Conveys

*Thoughtfully
Upgraded.*

BEAUTIFULLY MAINTAINED.
READY FOR YOU.

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STRATEGIC SPACES.
LASTING IMPACT.