

A LIST TEAM

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PROPERTY IMPROVEMENT SUMMARY · 2024–2026

UPGRADES & IMPROVEMENTS

1523 Ainsdale Dr · Houston, TX 77077

The owners of 1523 Ainsdale Dr have put roughly \$44,775 into this home since 2024 — and most of it went into the parts of a house that are expensive to fix and easy to neglect. The foundation was repaired and permitted, the tree causing the movement was removed, every window and sliding door was replaced with double-glazed units, and the flooring was taken down to the slab and redone. The list below covers the major items only.

\$44,775	\$37,075	Transferable
Total invested, 2024–2026	Backed by seller records	Foundation & window warranties

IMPROVEMENT	WHAT WAS DONE	WHEN	COST	RECORD
STRUCTURAL & EXTERIOR				
Foundation repair	16 exterior segmented piles installed; front of house lifted 2.5". Permitted work by A-Best Foundation Repair. Lifetime transferable warranty.	Nov–Dec 2024	\$7,200	Documented
Windows & sliding doors	All windows and sliding glass doors replaced with new double-glazed units. Installed and warrantied by Window World.	Feb 2025	\$10,500	Documented
Oak tree & stump removal	Mature front-yard oak and stump removed — identified as the source of the foundation movement, so the repair is not likely to repeat.	2024	\$2,500	Seller record
INTERIOR				
Flooring, whole house	All carpet removed, slab cleaned and prepped, dust and debris cleared, new flooring installed throughout.	2025	\$7,000	Seller record

IMPROVEMENT	WHAT WAS DONE	WHEN	COST	RECORD
Primary bath renovation	New bathtub and shower pan, new tile surround in the primary bathroom.	2025	\$5,700	Seller record
Appliance & fixture package	New dishwasher, new washer and dryer, two new toilets, plus new dishwasher plumbing connections and new washer hoses and dryer connectors.	2025	\$3,000	Mixed
Window coverings	Blinds, curtains and rods replaced throughout the home.	2024–2025	\$2,200	Estimated
Lighting & ceiling fans	Living room, hallway and kitchen downlights replaced; primary bedroom and patio ceiling fans replaced.	2024–2025	\$1,400	Estimated
Garage repair & repaint	Garage ceiling gaps repaired and the entire garage repainted.	2024–2025	\$1,100	Estimated
SYSTEMS & MECHANICAL				
Air duct cleaning & registers	Full length of ductwork and all outlet boxes brush cleaned and sanitized; ceiling registers replaced with new.	2024–2025	\$1,200	Mixed
Chimney, venting & gutters	Chimney swept, firebox resealed, inspected at roof level and tested; dryer vent piping cleaned and secured; gutters and downspouts cleared and secured.	2024–2025	\$1,275	Mixed
Plumbing & ventilation	Water pipes insulated in the attic over the garage and along the length of the house; all three bathroom sink taps replaced; exhaust fan added to the primary bathroom; sprinkler shutoff valve repaired and broken heads replaced.	2024–2025	\$1,700	Estimated
Total invested in the home			\$44,775	

Warranties that may transfer to you

The foundation repair carries a lifetime transferable warranty. Under the contractor's terms, a new owner must call A-Best Foundation Repair within 60 days of purchase and pay a \$100 administrative transfer fee, or the warranty is void — so calendar that early. The windows and sliding doors carry the Window World product warranty from the February 2025 installation. Ask your agent to request both warranty certificates during the option period.

Routine upkeep, not itemized above

In addition to the work listed, the owners kept up the small things year-round: HVAC intake filters replaced monthly, sprinkler heads and valves repaired as needed, gutters kept clear, and the chimney

serviced and tested. Individually these are minor costs, so they are not itemized here — but they are the reason the home shows the way it does.

ABOUT THESE FIGURES

Costs shown as "Documented" are supported by a contract, invoice, or completion certificate, copies of which follow this summary. Costs shown as "Seller record" are amounts reported by the seller from their own records. Costs shown as "Estimated" — and the estimated portion of any row marked "Mixed" — are reasonable market figures prepared by A List Team based on typical Greater Houston contractor pricing for comparable work, because a receipt was not available for that item. Estimated amounts are general reference only. They are not appraisals, they are not represented as amounts actually paid, and they are not a measure of the property's value. Improvements may have been performed without permits, and a dollar spent does not necessarily equal a dollar of value. Neither the seller, A List Team, nor eXp Realty warrants the accuracy or completeness of this list or the condition of any item on it. Buyers should verify all improvements independently through their own inspections, contractor review, and the Seller's Disclosure Notice. Routine maintenance and items costing less than roughly \$1,000 have been excluded from the table by design.

Welcome home.

Aaron White

Team Lead, A List Team · brokered by eXp Realty
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RECEIPTS & CERTIFICATES

1523 Ainsdale Dr · Houston, TX 77077

Copies of the documentation the seller provided are reproduced on the following pages. These support the items marked "Documented" in the summary table. Original documents are available on request.

Foundation repair – customer agreement

A-Best Foundation Repair, LLC · signed December 2, 2024 · 16 exterior segmented piles + \$800 permit fee · \$7,200 total · lifetime transferable warranty



Customer Agreement

OFFICE: 713-714-0015

DATE: 12/02/2024

A-Best Foundation Repair, LLC, called the Contractor and Tony Incledon called the Owner, agree that the Contractor will furnish labor, equipment, and materials to perform the following described work, and to the herein after described building or structure located at:

Street 1523 Ainsdale dr City Houston State Tx Zip 77077
Phone: 832-404-4707 Alternative: _____ E-mail Address: tincled@outlook.com

REPAIR METHOD:

☒ Residential	☐ Commercial	☐ Industrial
☒ Segmented Pile System	☐ Hybrid Pile System	☐ Block & Shim
<u>16</u> Exterior	☐ Exterior	
☐ Interior	☐ Interior	
☐ OTHER: <u>PERMIT FEE \$800</u>		

Cost to Owner for the above described work is: \$ 7,200.00

Payment is to be as follows:

- One-half is due before the time work begins.
- Balance is due upon completion. A late fee of \$100.00 will be added each day the balance is not paid once the job is at completion.
- For all NSF (non-sufficient funds / bounced check) transactions, a \$50 fee will be charged to Owner.
- A transferable warranty and certificate are part of this contract when signed by the Contractor and will be provided upon final payment.

-- Warranty Type: ☒ Lifetime ☐ Years
-- To transfer warranty, new homeowner must call office within 60 days of purchase and pay \$100 admin transfer fee, or warranty is void.

- Contractor will repair any incidental damage of water and sewer lines caused by excavation, but not as a result of lifting the end of line. Preexisting problems, deteriorated pipes, and leaking plumbing caused by a lifting of level and will not be repaired by contractor. In case of leak we could offer the customer a quote to repair if they decline they will have 15 days to make necessary repairs or warranty could be void due to the pilings being friction piling system.
- Any existing builders' construction piers or pilings, requiring a chipping or cutting in order to release for lifting, will be additionally billed to Owner.
- In foundation leveling, conditions might appear when work is in progress, that were not visible when our estimate was submitted, such as, insufficient reinforcing steel in the concrete slab, excessive flexibility in the slab, excessive cracking and/or foundation structural deficiencies. In some of these cases, additional work may become necessary, and the warranty may become invalid.
- The Owner may order extra work to be done not contemplated by this Agreement, in which event a separate Agreement for such work shall be entered into between the Owner and Contractor. No oral representation made by anyone can change or modify this Agreement.
- It is understood and agreed that, in order to perform the above described work, it is possible that the sheetrock, wallpaper, brick or other rigid materials may crack. Therefore, the above price does not include any cleaning, redecorating, renovating, electrical work or the replacement of any material not called for in this Agreement. Additionally, it is understood that existing cracks in a slab or walls may not close.
- It is understood and agreed that Contractor will temporarily remove plants and shrubs and that obstruct the installation area, to the extent reasonably possible. All removed plants and shrubs will be replanted; however, the Contractor does not guarantee their continued survival.
- It is understood and agreed that the Contractor will furnish all labor, equipment and materials and will perform all necessary work in connection with this job and in a good workman like manner.
- This Agreement, in order to be binding upon the Contractor, must be signed in the spaces provided below, and the white copy returned to the office within days from the date shown above.
- Other considerations: _____

Financing of second half is available if necessary. Installments with a minimum of \$500 are due on or before the of each month until all monies and late fees are collected. A late fee of \$20 a day will be added until minimum and accrued late fees are paid in full. If a collection agency is required to intercede on Contractors behalf, Owner is responsible for all associated fees or commissions of the collection agency.

Anthony R Incledon (Dec 2, 2024 13:36 CST)

COWNER

By

Silvestre Gutierrez

CONTRACTOR

A-Best Foundation Repair, LLC.

A-Best Foundation Repair, LLC · November 26, 2024 · pile placement, elevation readings, and payment record (\$800 paid 11/24, \$3,200 paid 12/18/24, \$3,200 paid 12/21/24)

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Windows & sliding doors – completion certificate

Window World · installation accepted February 19, 2025 · \$10,349 paid in full · product warranty in effect

Window World Completion Certificate

Customer: Incliden Tony, Svetla Installer: Oana Date: 02-19-25
Customer ID #: 611489 Contractor ID #: C340

CONGRATULATIONS ON YOUR NEW WINDOW WORLD PRODUCT!

In order to maintain our low prices and high quality standards, it is imperative that you inspect your new Window World products completely before signing this form so that we make as few visits to your home as possible. If anything does not meet your satisfaction, please discuss this matter with our Chief Installer, who will be happy to make any corrections. When you are completely satisfied, please sign and date the bottom of this form.

Yes ☒ No ☐

☒ ☐ Did you and your installer inspect and operate each of your new Window World products?

☒ ☐ Are all of your Window World products functioning to your satisfaction?

☒ ☐ Are all of your screens installed free of defect?

☒ ☐ Are all of your Window World products caulked and sealed to your satisfaction? (Inside & out?)

☒ ☐ Is all trash and debris cleaned up to your satisfaction?

☒ ☐ Were drop cloths used during your installation?

☒ ☐ Was our installer courteous, cooperative, and satisfactory in his workmanship?

If you answered **NO** to any of the above questions, please explain: _____

May we use you as a reference? ☐ Yes ☒ No

☒ Tony Incliden (Homeowner) certify that all of my new Window World products are installed to my satisfaction, and that I am accepting the workmanship of this installation. I understand that Window World is now only responsible to repair items covered under my new product warranty.

Customer Signature: [Signature] Date: 02.19.25

Installer Signature: [Signature]

NOTICE: PLEASE PAY INSTALLER UPON COMPLETION

Current Balance: 10,349.00 Amount Paid Today: 10,349.00 Remaining Balance: 0

Type of payment: ☐ Check #: _____ ☐ Credit Card: I authorize Window World to run the following credit card:

No: _____ Exp: _____ CVS: _____ Authorization No: _____

☒ Finance: I authorize Window World to run my Wells Fargo financing in the amount of \$ 10,349.00

If amount paid differs from current balance due please state why: _____

Customer Signature: [Signature] Date: 02.19.25

* If you have any service issues, please call our customer care line at (866) 946-3189 M-F between 8am and 5pm (Central)