

Home Improvements & Maintenance Summary Home Address: 949 Texas Timbers Drive

- **Plumbing & Sewer:** Full sewer line replacement (pipe dug up and replaced).
 - *Note: Includes a 10-year transferable warranty for the new owner.*
- **Kitchen & Bathrooms:** Updated with modern sink hardware in the kitchen and both bathrooms. The bathrooms also feature updated vanity lighting with contemporary three-light fixtures and stylish new vanity mirrors.
- **HVAC System:** Full replacement of A/C ductwork and plenum for improved efficiency.
- **Attic Ventilation:** Installation of additional "Whirlybird" ventilation units to enhance airflow throughout the home.
- **Appliances (to convey):**
 - GE 4.0 cu. ft. Top Load Washer (White with Stainless Steel Basket), purchased in late September.
 - GE 6.2 cu. ft. Electric Dryer (White), purchased in late September.
 - Refrigerator
- **Preventative Maintenance:**
 - **Garage Door:** Professional tune-up and service completed, including track and hinge adjustments, balancing, and lubrication.
 - **Dryer Vent:** Professional cleaning and inspection recently performed.
- **Documentation:** A comprehensive maintenance binder containing paid invoices and warranty certificates is available for your review at the home.