



Enhancements & Capital Improvements

Property Address: 12910 Chriswood Drive, Cypress, TX 77429

This home features significant capital upgrades, mechanical replacements, and infrastructure investments designed to provide long-term reliability, high energy efficiency, and low-maintenance living for the incoming homeowner.

1. Major Mechanical, Plumbing, & Infrastructure Upgrades

- **Complete Home PEX Plumbing Repipe:** The entire home's freshwater supply lines have been fully upgraded to high-durability PEX piping, eliminating legacy pipe vulnerabilities and ensuring long-term pressure reliability.
- **HVAC Systems (AC & Heating):** Heating and air conditioning components recently replaced, delivering optimized energy efficiency and climate control.
- **Main Sewer Line Replacement (2025):** Complete replacement of the main sewer drain line leading out to the street connection, providing peace of mind on primary waste infrastructure.
- **Whole-Home Water Filtration System:** Installed self-cleaning, whole-house water filtration system offering purified water at every tap without the maintenance hassle of manual filter replacements.
- **Water Heater Replacement (2026):** Brand-new dedicated domestic water heater installed.

2. Exterior, Building Envelope, & Fixture Enhancements

- **Gulf Coast Windows (2008):** High-efficiency energy-saving windows installed throughout.
- **New Overhead Garage Doors (2025):** Fully replaced sectional garage doors improving curb appeal, security, and operation.
- **Primary Suite Refinements (2026):** Primary bath upgraded with a newly installed seamless glass shower enclosure; primary bedroom outfitted with a new custom ceiling fan.

3. Resort-Style Pool & Backyard Upgrades

- **Pool Filter Pump (2026):** Brand-new high-efficiency pool filter pump installed to maintain optimal water circulation and clarity.
- **Inline Chlorination System (2026):** Brand-new inline chlorinator installed for effortless pool sanitation.
- **Covered Patio Comfort (2026):** Outdoor living space upgraded with new exterior-rated patio ceiling fans to maximize poolside breezes.