



Property Updates & Improvements: Age of Mechanical Systems & Other Important Information

Address: _23 Broadweather Place, The Woodlands, Texas 77382

Item	Age/Date of Replacement
A/C Units	5 T Trane Unit 2023 (Downstairs), 3.5 T Trane Unit 2023 (Upstairs)
Heating Units	Trane 2023
Hot Water Heater	2x 40 gallon 2018
Appliances	Oven 2018, Microwave 2018, Dishwasher 2021, Refrigerator 2018, Washer 2021, Dryer 2019
Carpet/Flooring	New Carpet Upstairs (6/2026)
Paint Interior	New Interior Paint (5/2026)
Fireplace remote	N/A
Sound System	Upgraded 2020 with 4 Sonas Speakers
Roof	New 6/19/2026 To be installed
Paint Exterior	1998
Garage Door Openers	2 original- 1998
Irrigation System	Original-repairs 2026
Fence	2021
Pool	New Polaris Cleaner-2026, Pool lights 2026.
Spa/Hot tub	N/A
Foundation Repair	N/A
Windows	Original
Other Updates	H2O Filtration AquaTru 2022 Under Kitchen Sink

6/11/2026

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