

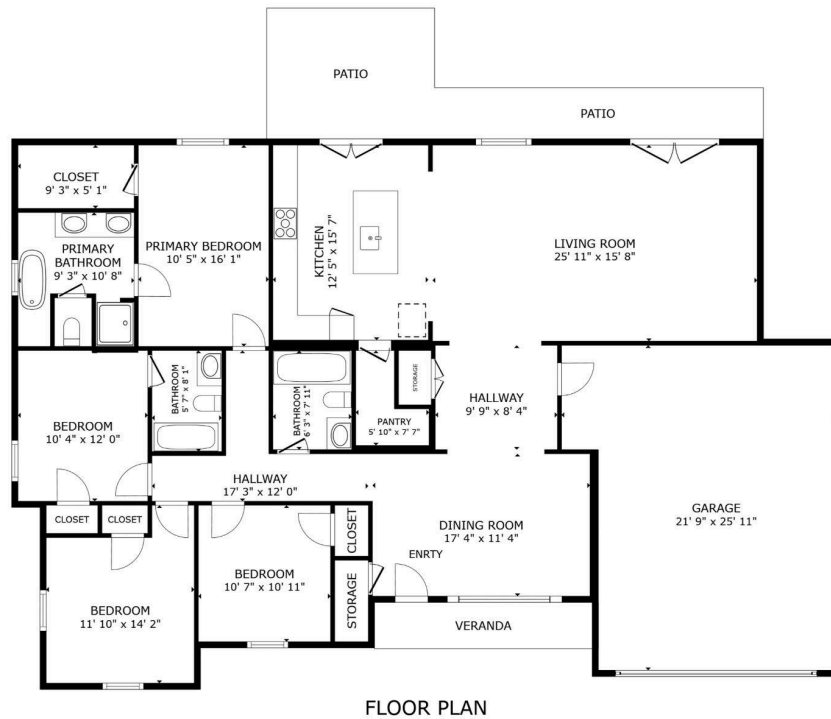
703 Newton notes on 2026 Renovation



Located in an area positioned for continued growth, with the City of Richmond's adopted future land use and thoroughfare plans identifying ongoing development and transportation improvements throughout the area. Fort Bend County plans also identify the FM 762/10th Street extension project connecting US 90A to Clay Street. Buyers are encouraged to independently verify future plans and timelines.

Square Footage- Survey + Floor Plan model

2025 survey available. The property sits on a spacious lot with survey documentation available for buyer review. Gross living area is approximately 2,006 sq. ft. per seller calculation based on 2025 survey dimensions using ANSI standards. Square footage differs from appraisal district records. Buyer to independently verify.



Foundation

Foundation remediation completed in 2025 by Master Foundation Repair with 40 interior and perimeter underpinning points. Post-remediation evaluation performed by a licensed professional engineer showed significant improvement, with measurements within 0.7 inches of the reference point. Engineer's report and foundation documentation available.

Security

Installed security and surveillance system, including alarm equipment, door/window sensors, motion detection, four exterior cameras, NVR and monitor, conveys with the property. Buyer will be responsible for establishing their own monitoring service after closing.

HVAC -

Complete HVAC replacement, including new 4-ton Goodman system, ductwork, supply and return components, copper lines and drain lines. Installed 11/5/2025 with a 5-year limited factory parts warranty from the original installation date.

Roof

Architectural shingle roof professionally evaluated in August 2026 and found to be in good overall condition, with no visible damage or immediate repairs recommended. Roof inspection report available. Shingle roof was permitted and full roof replacement in 2020. No warranty.

Electrical

Electrical installation for the entire property was completed in strict accordance with current NEC regulations, incorporating all mandatory GFCI and AFCI protection alongside premium Decora receptacles, switches, and high-efficiency LED luminaires.

Plumbing

All plumbing replaced. replaced the main sewer line, replaced the water supply line, and removed all old cast iron plumbing under the house. PEX plumbing updated.

Drywall

Level 4 drywall finish throughout, with taped and finished joints, corners and fasteners, providing a smooth surface.

Siding

completely replaced new hardy plank, all supporting plywood under house replaced.

Flooring

Luxury vinyl plank throughout.

Insulation

The home features R-13 Knauf batt insulation in the walls and R-38 Knauf Kraft-faced batt insulation at the ceiling.

Garage

Garage floor is finished with a durable epoxy coating.

Laundry

Laundry area provides both gas and electric dryer connections, giving the homeowner flexibility when choosing appliances.

Kitchen Range

Cosmo 36 inch Haven Collection 6.0 cu ft. Gas Range, 6 burners, Convection Oven, knob LED's, storage drawer, stainless steel; hookups includes both gas and electric connections for the stove/range.

Water Heater

The home has a gas water heater with an electrical connection also provided.

HVAC

Central air. Air conditioning and heating are electric, and a gas connection is also available.

Windows

Double-pane windows are installed throughout the home.

Attic Ventilation

The attic does not have powered attic fans, but it does have attic ventilation vents.

Smoke Detectors

Interconnected smoke detectors are installed in the required areas throughout the home.

Security System

The alarm control panel is located to the left when entering the home. Upon entry, the alarm keypad/display will blink, indicating that the security code should be entered to disarm the system.

Front Door

To operate the front door lock, enter the code, then press the top button and turn the lock to the right within the allotted time.

Garage Door Opener

The garage-door opener control is located on the wall as you enter the garage. A remote is attached near the garage-door release cord, and an exterior keypad is located at the garage door.

Lighting

The home features LED recessed lighting. Other standard light fixtures can also use LED bulbs where applicable.